

SITE DEVELOPMENT PLAN

# BROADMOOR CLUBHOUSE AMENITY

OVERALL SUBDIVISION PARCEL DATA

|                                       |                                                                                                                                            |                                       |                                                                                                                           |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| PIN:<br>OWNER:<br>ADDRESS:<br>ZONING: | 1768511519 (25.61 AC. PORTION)<br>CARLYLE D & ALMA D WOODLIEF<br>1321 ROLESVILLE RD.<br>WAKE FOREST, NC 27587-6959<br>RH-CZ                | PIN:<br>OWNER:<br>ADDRESS:<br>ZONING: | 1768500618<br>BILLY CRAIG & ELLEN WOODLIEF<br>5101 OLD MILBURNIE RD.<br>WENDELL, NC 27591-7817<br>RH-CZ & RM-CZ           |
| PIN:<br>OWNER:<br>ADDRESS:<br>ZONING: | 1768409261 (11.96 AC. PORTION)<br>JANICE GAYLE W & HARRELL STALLINGS<br>1512 ROLESVILLE RD.<br>WAKE FOREST, NC 27587-6961<br>RH-CZ & RM-CZ | PIN:<br>OWNER:<br>ADDRESS:<br>ZONING: | 1767590716 (13.84 AC. PORTION)<br>DONNIE L & PATSY WOODLIEF<br>6609 FOWLER RD.<br>ZEBULON, NC 27597-8303<br>RH-CZ & RM-CZ |
| PIN:<br>OWNER:<br>ADDRESS:<br>ZONING: | 1767590335 (18.42 AC. PORTION)<br>BETTY JOYCE WOODLIEF<br>1501 ROLESVILLE RD.<br>WAKE FOREST, NC 27587-6962<br>RH-CZ & RM-CZ               | PIN:<br>OWNER:<br>ADDRESS:<br>ZONING: | 1767580938<br>DWIGHT THOMAS WOODLIEF<br>6608 FOWLER RD.<br>ZEBULON, NC 27597-8302<br>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<br>RH-CZ ZONING - 41.54<br>RM-CZ ZONING - 64.02                      |
| WATERSHED                      | BUFFALO CREEK                                                                              |
| RIVER BASIN                    | NEUSE RIVER                                                                                |
| FEMA FLOODPLAIN                | FIRM 3720176800K, EFFECTIVE DATE 07/19/2022<br>FIRM 3720176600K, EFFECTIVE DATE 07/19/2022 |
| EXISTING ZONING                | RH-CZ (RESIDENTIAL HIGH DENSITY),<br>RM-CZ (RESIDENTIAL MEDIUM DENSITY)                    |
| PER REZ-23-02                  |                                                                                            |
| 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<br>FIRM 3720176600K, EFFECTIVE DATE 07/19/2022 |
| EXISTING ZONING                | RM-CZ (RESIDENTIAL MEDIUM DENSITY)                                                         |
| PER REZ-23-02                  |                                                                                            |
| 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.

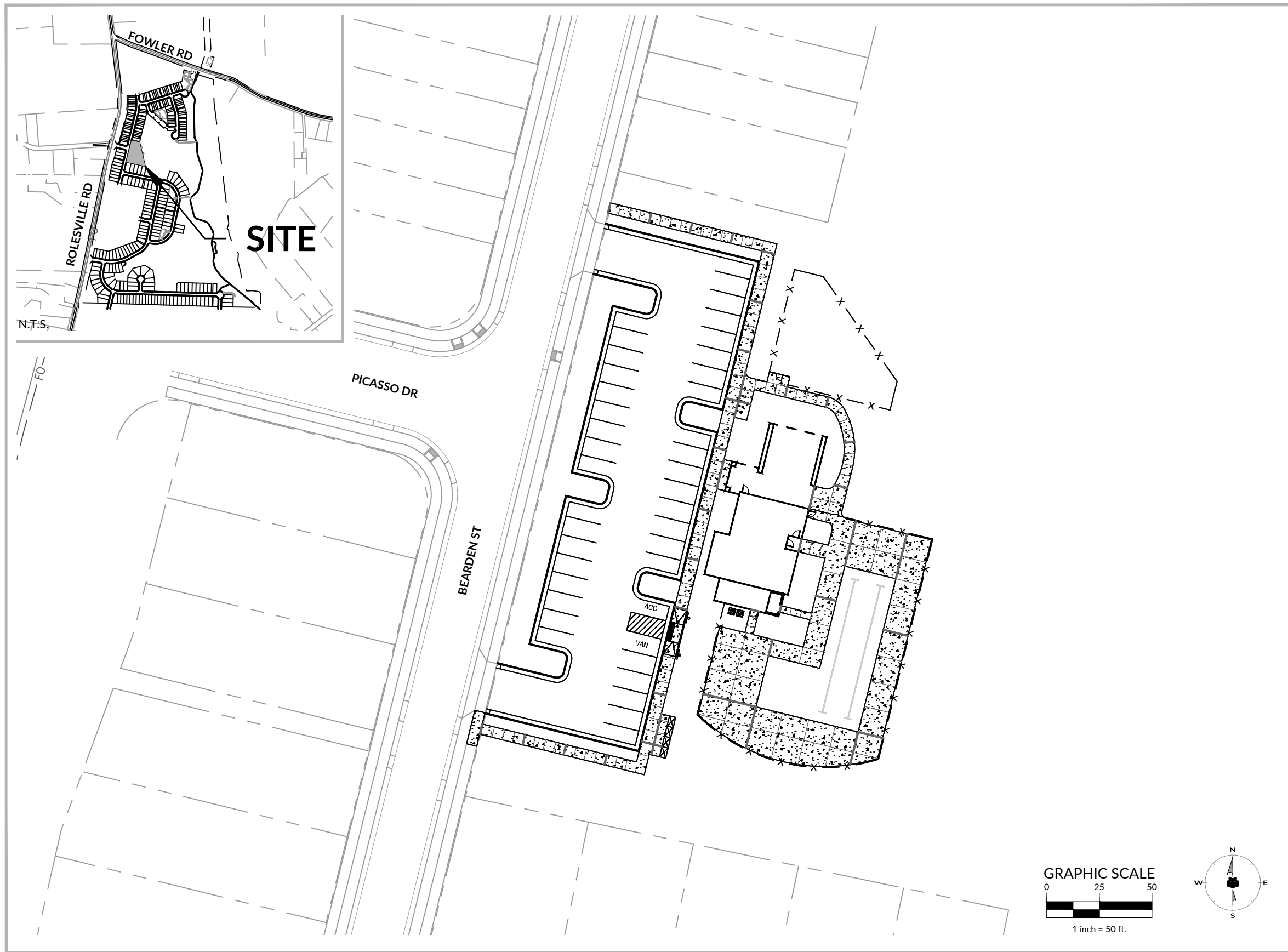
SHEET LIST TABLE

| 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

CONTACT LIST:

|                                                                        |                                                                                                                                                         |                                                                                                                                                               |                                                                                                                                                          |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| WithersRavenel<br>115 MacKenan Drive<br>Cary, NC 27511<br>919-469-3340 | Project Engineer<br>Terrence Cook, P.E.<br>WithersRavenel<br>167 E. Chatham St., Ste. 210<br>Cary, NC 27511<br>919-469-3340<br>tcook@withersravenel.com | Stormwater Engineer<br>Brandon Miller, P.E.<br>WithersRavenel<br>167 E. Chatham St., Ste. 210<br>Cary, NC 27511<br>919-469-3340<br>bmiller@withersravenel.com | Landscape Architect<br>Daniel Whitley<br>WithersRavenel<br>167 E. Chatham St., Ste. 210<br>Cary, NC 27511<br>919-469-3340<br>dwhitley@withersravenel.com |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|



**WithersRavenel**  
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PREPARED BY:

DEVELOPER:

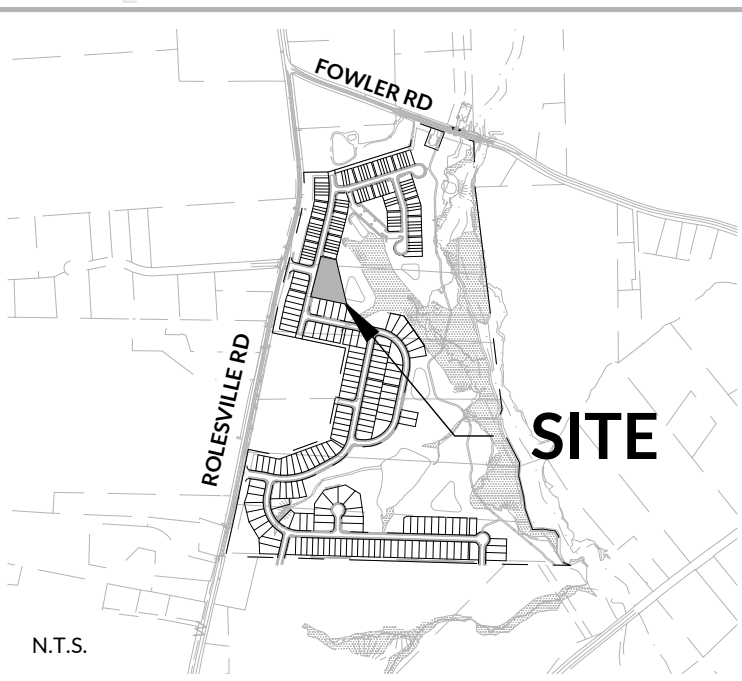
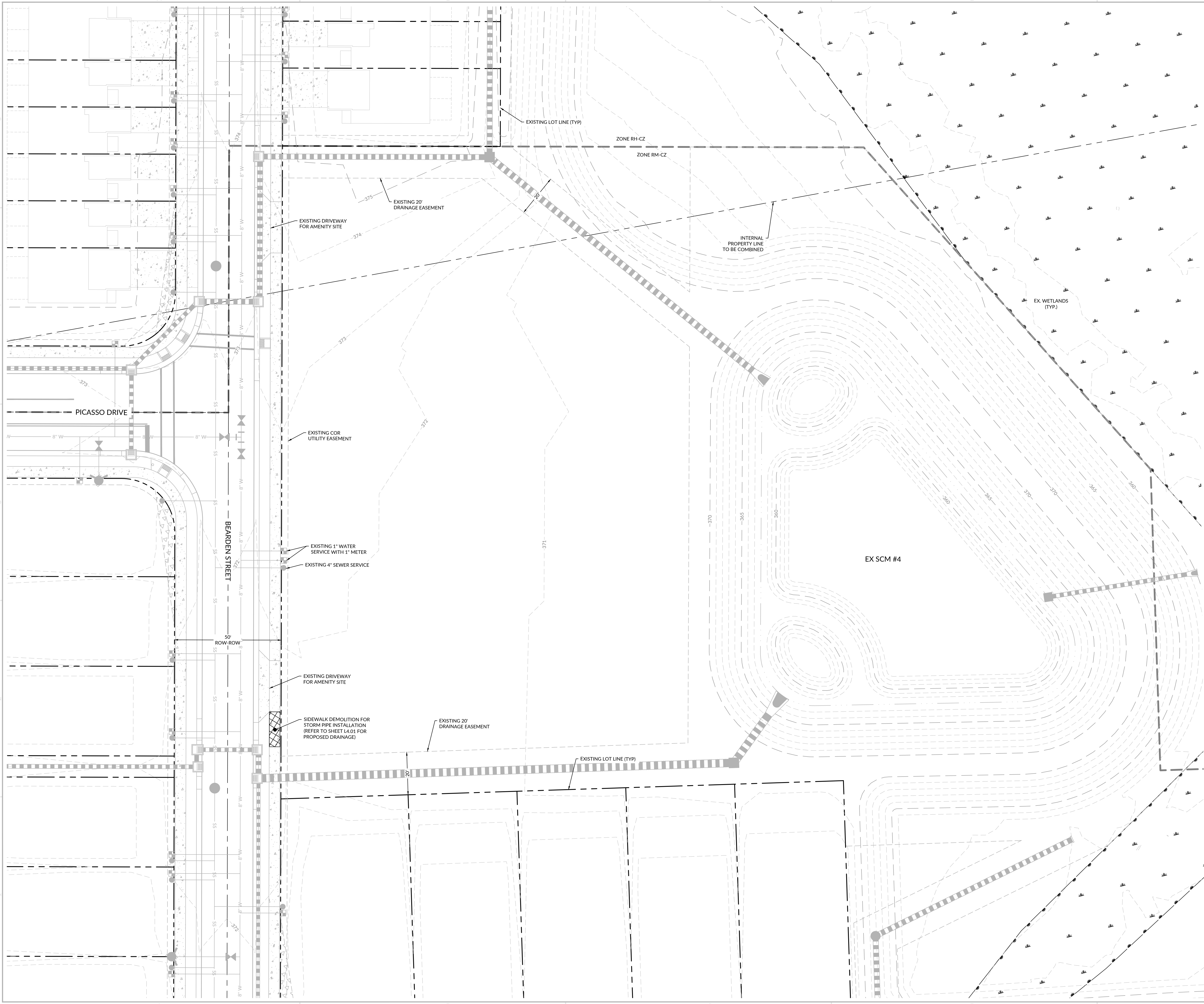


SITE DEVELOPMENT PLAN  
BROADMOOR CLUBHOUSE AMENITY  
WR PROJECT NO. 23-0045  
TOWN OF ROLESVILLE:  
MUNI PRO NO: SDP-25-02  
INITIAL PLAN DATE: 03/05/2025  
REV 1: 04/30/2025  
REV 2: 06/30/2025



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

\\withersravenel\corporate\withersravenel\23\0045\Plan\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                    |
|                            | TREE LINE                 |
|                            | 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               |

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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

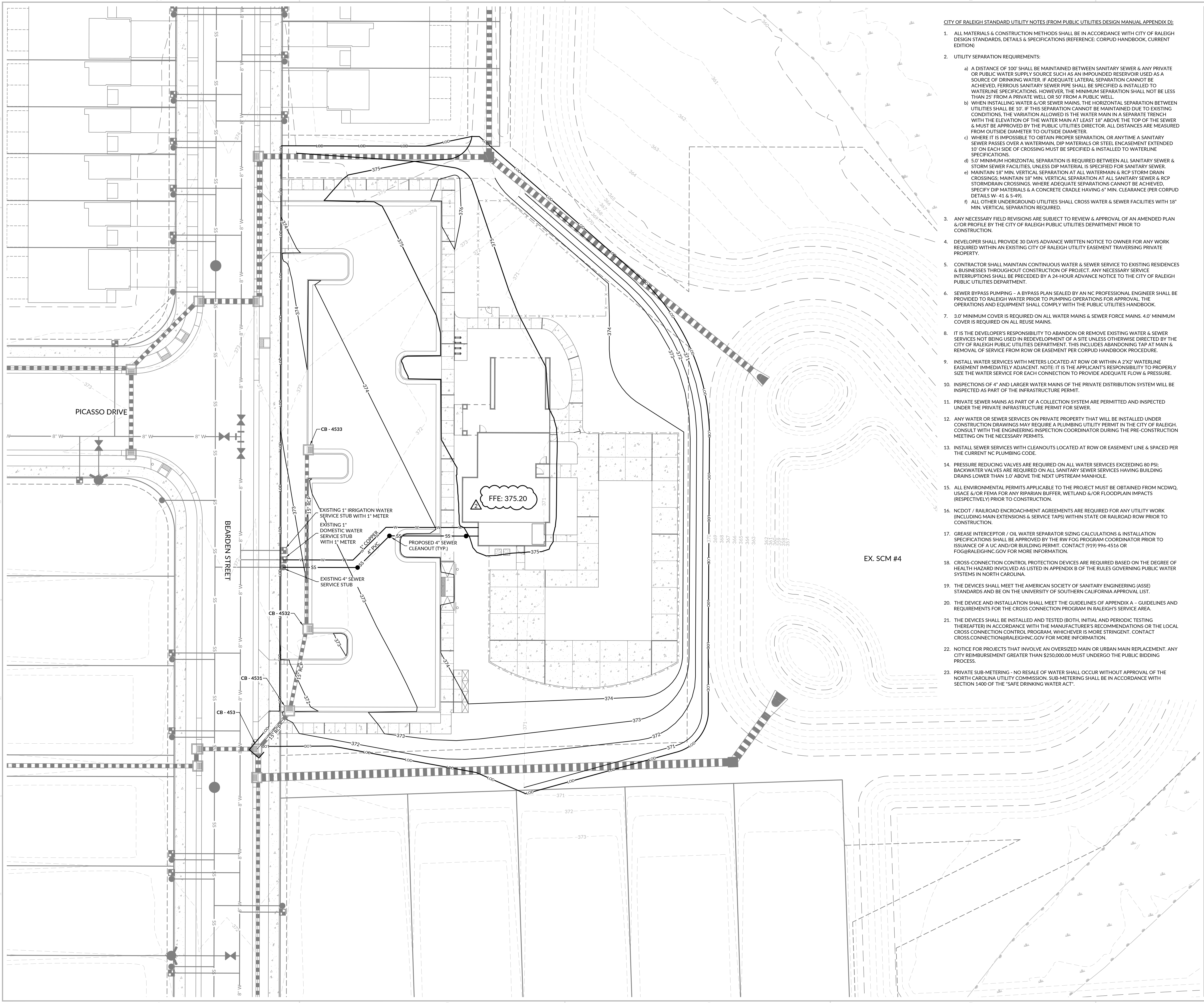
**EXISTING CONDITIONS & DEMOLITION PLAN**

**L1.01**

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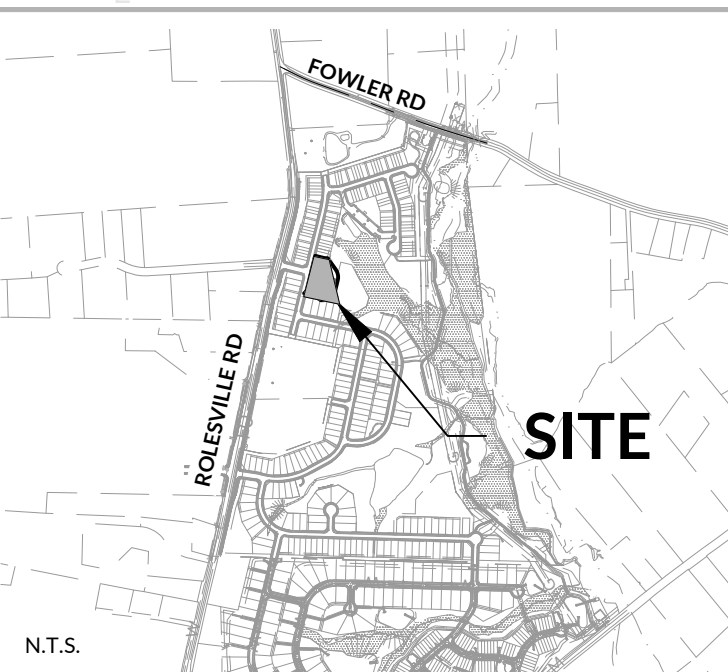


\\withersraven\GIS\corporate\withers\Users\j231045\Public\Woodfield Assemblies\CAD\Drawing Set\Construction\Amenity Set\3.01.01\_Amenity Utility Plan.dwg Monday, June 20, 2023 3:46:43 PM - 8/6/64



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

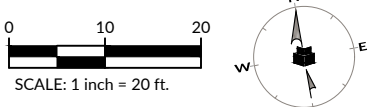
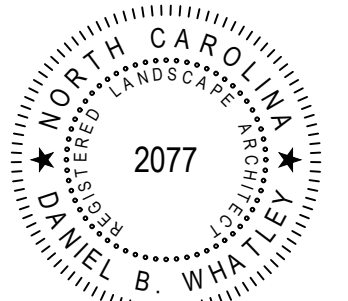
| SYMBOL | DESCRIPTION           |
|--------|-----------------------|
| SS     | SANITARY SEWER PIPE   |
| W      | WATER MAIN            |
|        | FIRE HYDRANT ASSEMBLY |
|        | SEWER CLEANOUT        |
|        | SEWER MANHOLE         |
|        | WATER METER           |
|        | WATER VALVE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

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



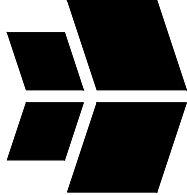
INITIAL PLAN DATE: 03/05/2025  
REVISIONS:  
1 - 04/30/2025 WR  
TOWN COMMENT REVISIONS  
2 - 06/30/2025 WR  
TOWN COMMENT REVISIONS

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

UTILITY PLAN

L3.01

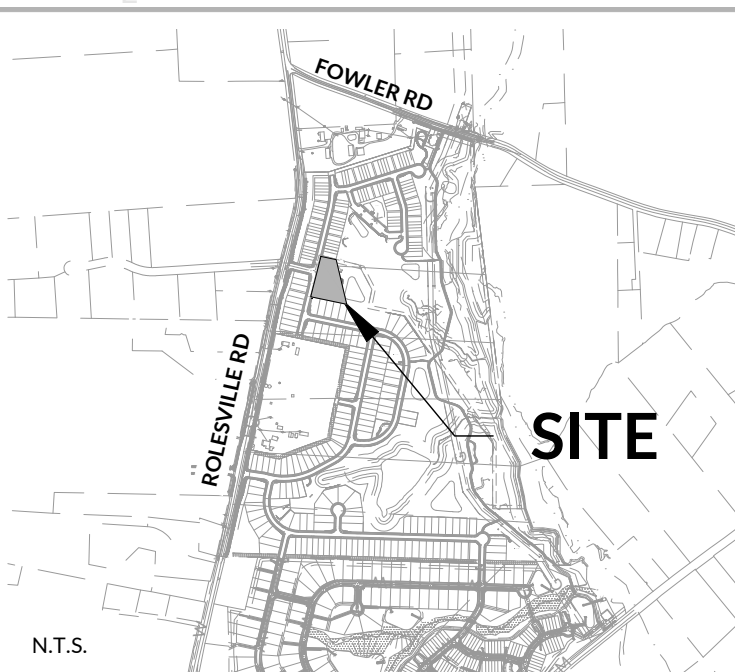
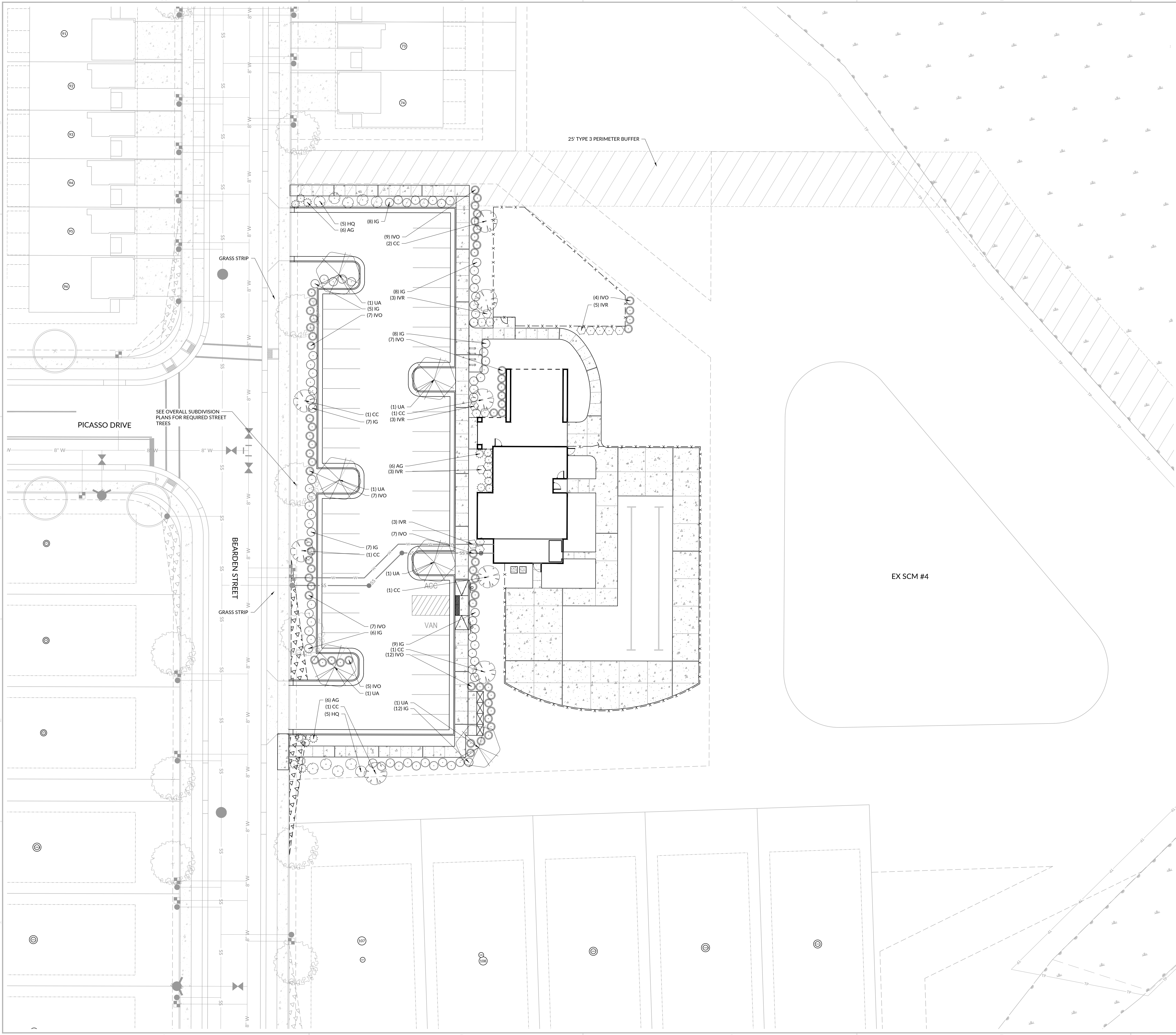
WithersRavenel  
115 McKean Drive | Cary, NC 27511  
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com



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



\\withersravenel\corporate\withersravenel\GIS\GIS\5-Pkg\_Woodfield\_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. NUMBER SDP-25-02  
WR JOB NUMBER 23-0045  
DRN: WR DGN: WR CKD: WR

**AMENITY  
LANDSCAPE PLAN**

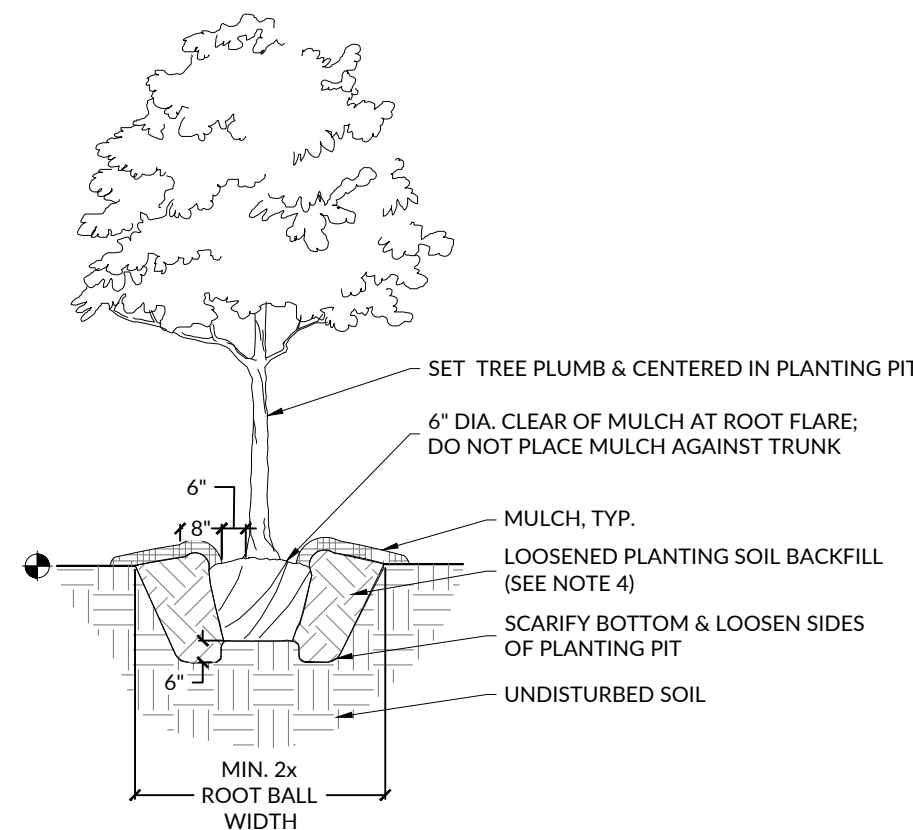
**L5.01**

our people

•

your success

EST. 1993



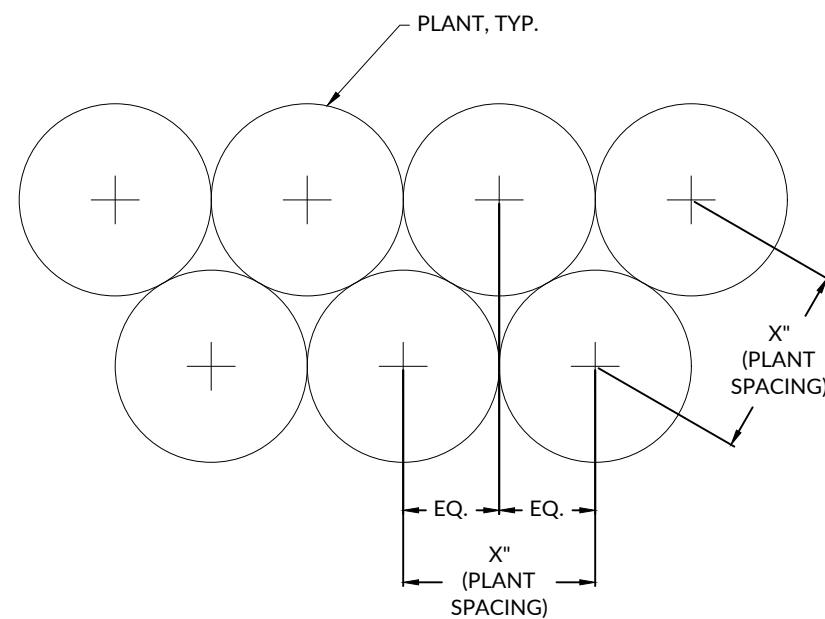
NOTES:

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" ABOVE FINISHED GRADE. TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT BALL TO SET TREE PLUMB.
4. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT. MIX COMPOST INTO EACH LIFT OF BACKFILL AS RECOMMENDED IN SOIL REPORT. POUR WATER AROUND ROOT BALL TO SETTLE SOIL AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.
5. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
6. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.
7. TREES IN WINDY LOCATIONS OR ON STEEP SLOPES ARE TO BE ANCHORED PER DIRECTION FROM LANDSCAPE ARCHITECT.

1 TREE PLANTING

SECTION

SCALE: 1/4" = 1'-0"



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.

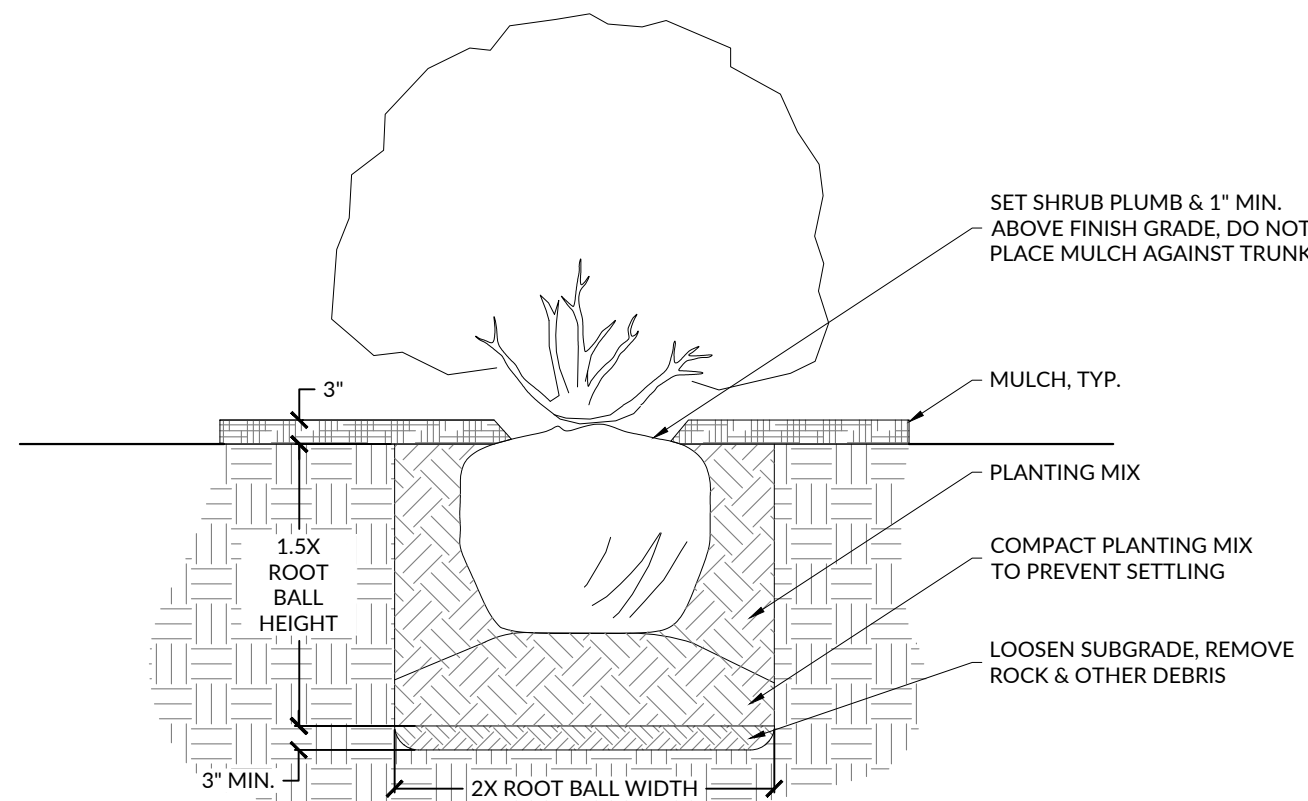
4 TYPICAL PLANT SPACING

SECTION

SCALE: 1/2" = 1'-0"

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\"CAL., 12' HT MIN | B&B       | 6   |
| SHRUBS |      |                                                  |                     |           |     |
|        | AG   | Abelia x grandiflora / Glossy Abelia             | 24\" HT. MIN.       | CONT.     | 15  |
|        | HQ   | Hydrangea quercifolia / Oakleaf Hydrangea        | 7 gal.              | CONT.     | 10  |
|        | IG   | Ilex glabra 'Shamrock' / Shamrock Inkberry Holly | 24\" HT. MIN.       | CONT.     | 70  |
|        | IVO  | Ilex vomitoria / Yaupon Holly                    | 24\" HT. MIN.       | CONT.     | 65  |
|        | IVR  | Itea virginica / Virginia Sweetspire             | 24\" HT. MIN.       | CONT.     | 17  |



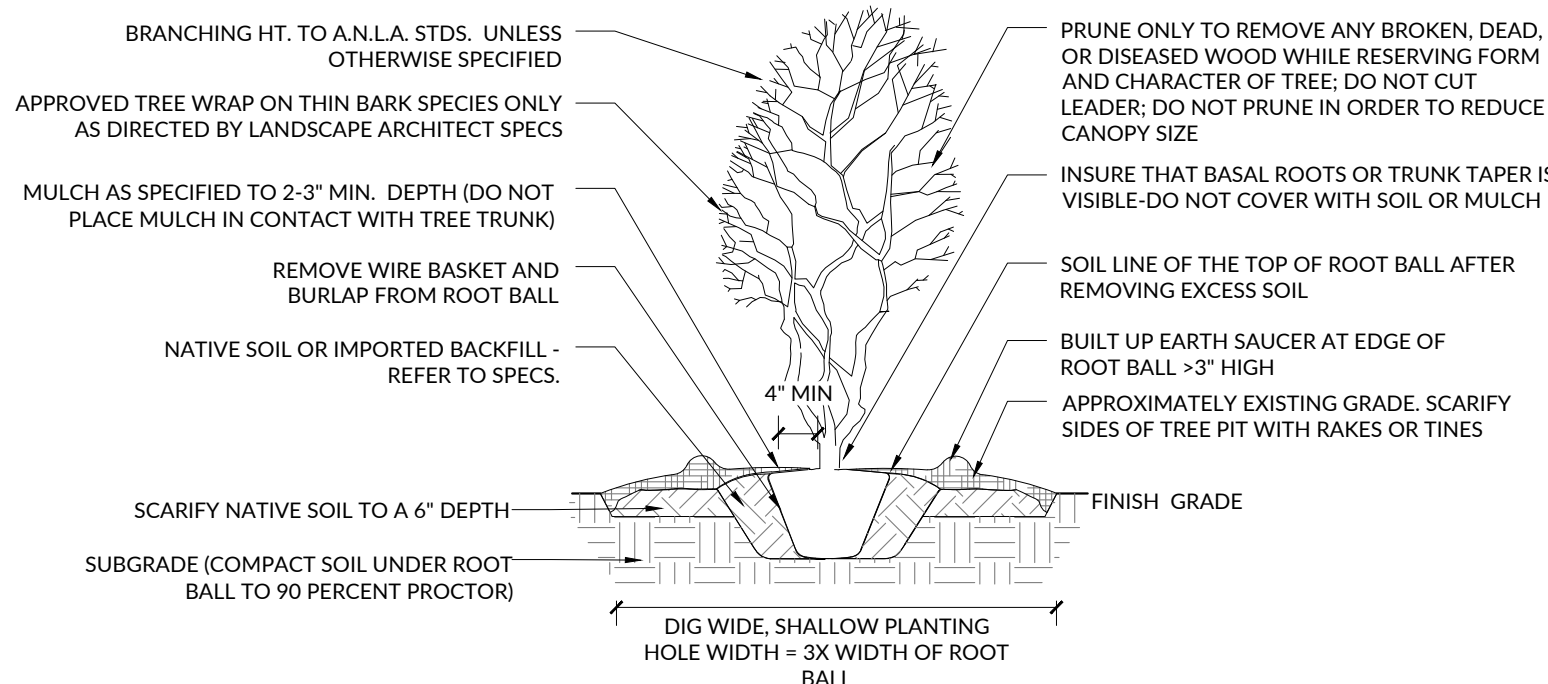
NOTES:

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" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
4. PLANTING AREAS WITH MULTIPLE SHRUBS ARE TO BE SIZED SO THAT THE OUTER EDGE OF PLANTING SOIL IS 8" MIN. FROM THE NEAREST SHRUB.
5. SHRUBS ARE TO BE LOCATED SUCH THAT MATURE CANOPY IS 5' MIN. FROM FIRE HYDRANTS AND 24" MIN. FROM CURB LINE.
6. SHRUBS ARE TO BE LOCATED WITH TRIANGULAR SPACING (SEE DETAIL) UNLESS OTHERWISE SHOWN ON THE PLANS.
7. PRUNE SHRUBS ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.

2 SHRUB PLANTING

SECTION

SCALE: 1/2" = 1'-0"



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" CALIPER AND LARGER. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
6. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT EDITION (2004 OR LATER) OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY A.N.L.A.
7. A ROOT COLLAR EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE TOWN ARBORIST TO ENSURE THAT TREES WERE PLANTED/GROWN TOO DEEPLY BY THE SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOTBALL. IF TOWN ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER ROOT CROWN, THESE TREES WILL BE REJECTED.

5 MULTI-STEM TREE PLANTING

SECTION

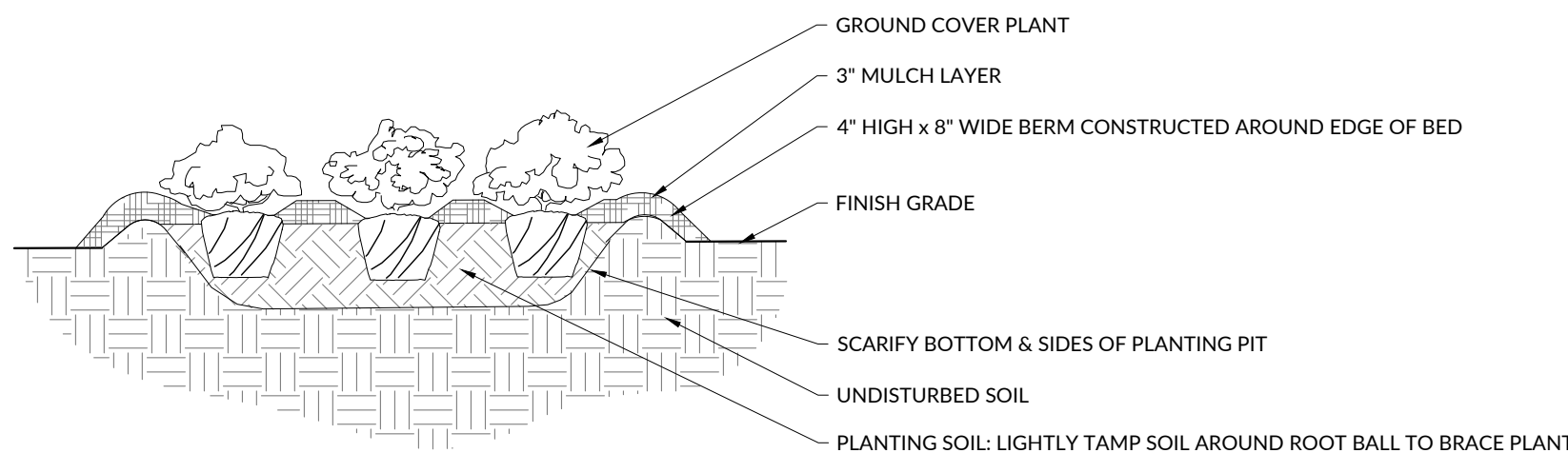
SCALE: 1/4" = 1'-0"

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' 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 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



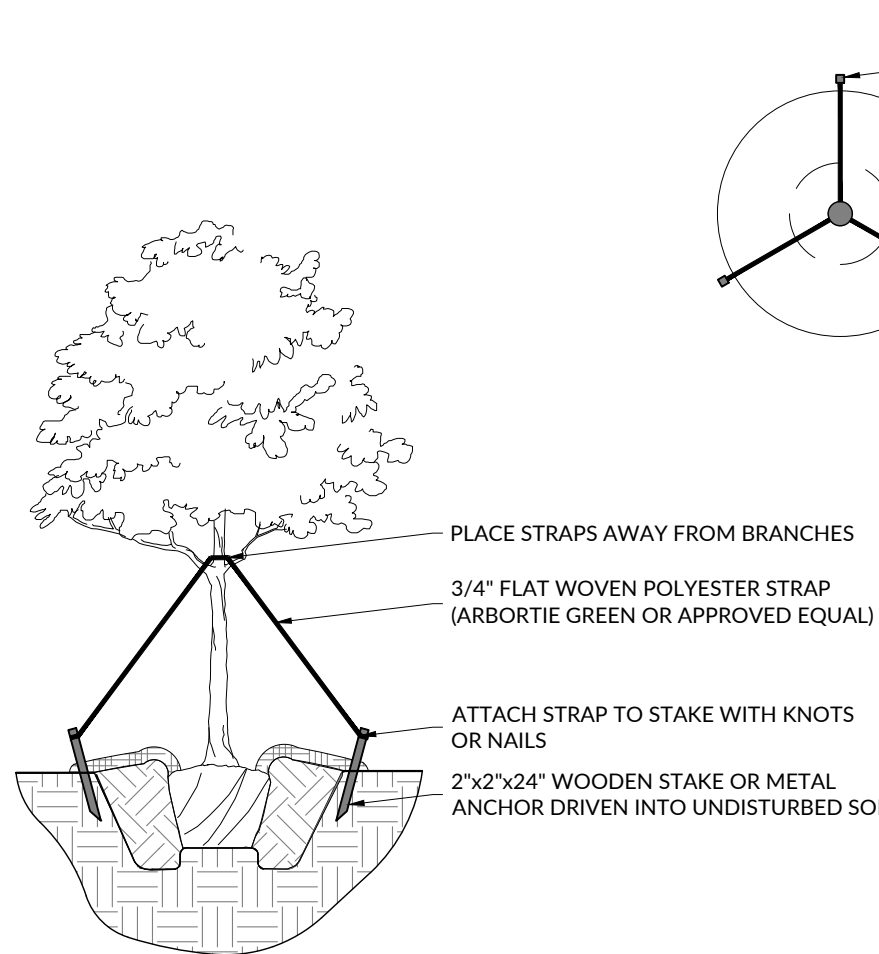
PLANTING NOTES:

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

3 GROUND COVER PLANTING

SECTION

SCALE: 3/8" = 1'-0"



6 TREE STAKING

SECTION

SCALE: 1/4" = 1'-0"

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

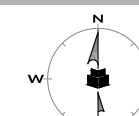
TREE PROTECTION NOTES:

1. ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH 6' TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
2. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, 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" GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE.
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

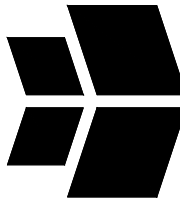


MUNI. PROJ. NUMBER SDP-25-02  
WR JOB NUMBER 23-0045  
DRN: WR DGN: WR CKD: WR

LANDSCAPE  
DETAILS

L6.01

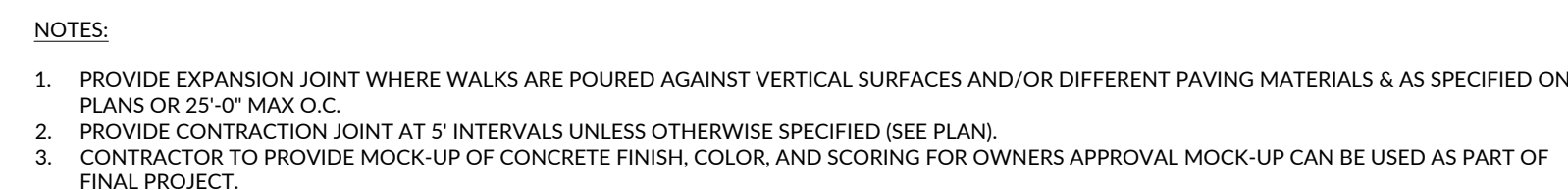
WithersRavenel  
115 McKean Drive | Cary, NC 27511  
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com



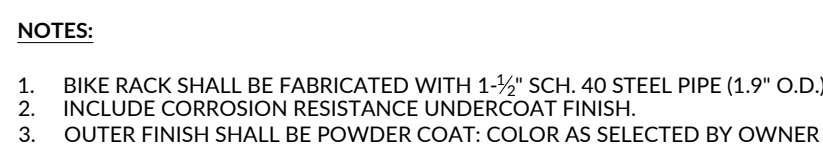
PULTEGROUP  
1225 CRESCENT GREEN DRIVE, SUITE 290  
CARY, NC 27518

SITE DEVELOPMENT PLAN  
BROADMOOR  
CLUBHOUSE AMENITY

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



## SECTION



## SECTION

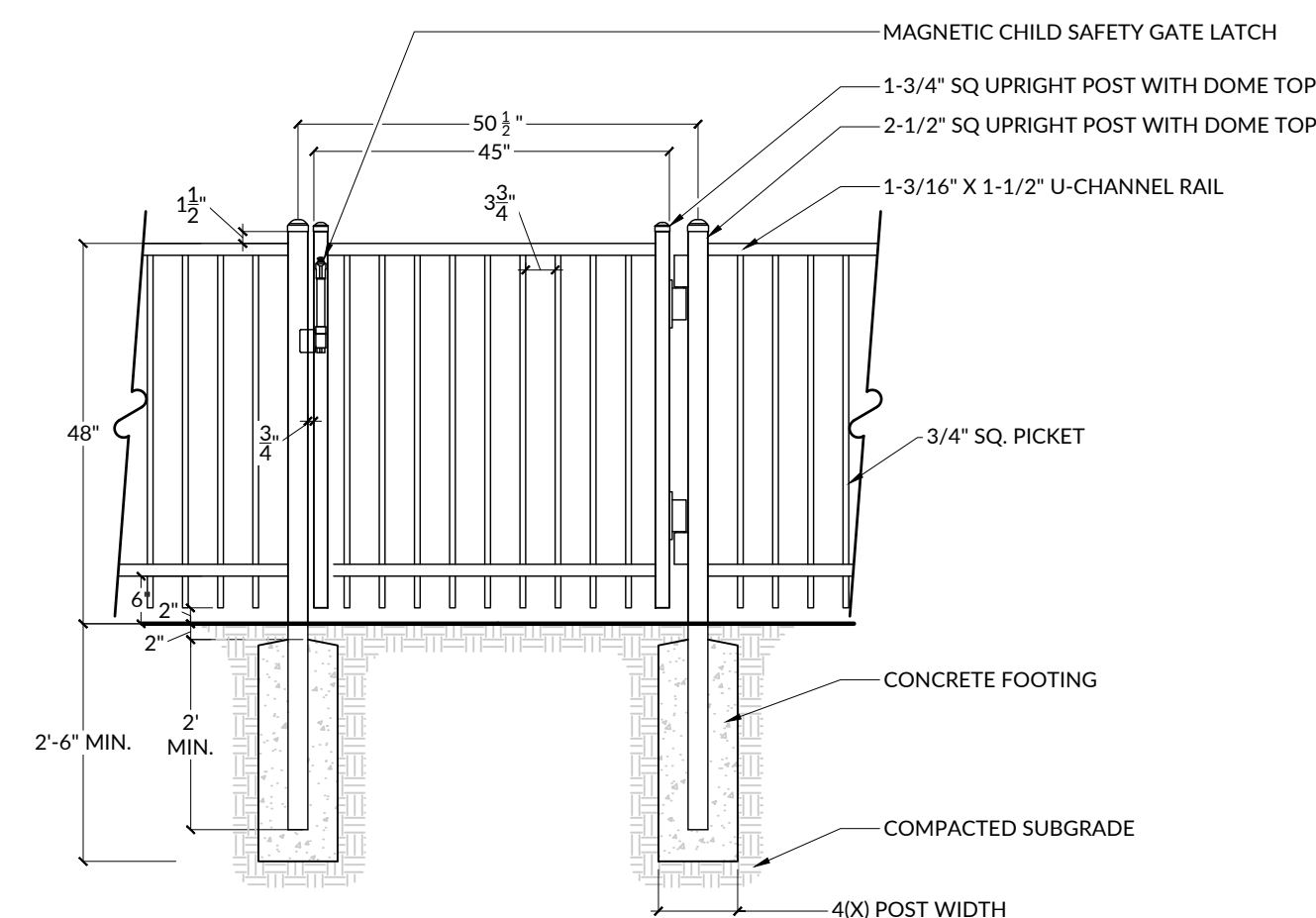


Technical drawing of a 48" high fence section. The drawing shows a cross-section of the fence assembly, including the concrete footing, compacted subgrade, and the fence structure. The fence is composed of 2-1/2" square upright posts with dome tops, 1-3/16" x 1-1/2" U-channel rails, and 3/4" square pickets. The total height of the fence is 48". The concrete footing is 2'-6" wide minimum and 2' high minimum. The compacted subgrade is 4(x) post width wide. The drawing also shows the 1-1/2" and 3/4" dimensions for the rails and pickets respectively.

Labels and dimensions:

- 48"
- 1-1/2"
- 3/4"
- 2-1/2" SQ UPRIGHT POST WITH DOME TOP
- 1-3/16" X 1-1/2" U-CHANNEL RAIL
- 3/4" SQ. PICKET
- 6"
- 2"
- 2'-6" MIN.
- 2' MIN.
- CONCRETE FOOTING
- COMPACTED SUBGRADE
- 4(X) POST WIDTH

## SECTION

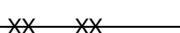
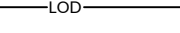
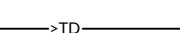
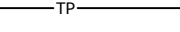


## SECTION







| 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               |

