PSP-23-02

CID-23-06 - V1 - Part 1 of 3 plan set

CONSTRUCTION PLANS FOR
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE, NORTH CAROLI[illegible]71

1ST SUBMITTAL: APRIL 3, 2023
2ND SUBMITTAL: JUNE 1, 2023
TOWN OF ROLESVILLE CASE NUMBER: PSP23-02
PREVIOUS REZONING APPLICATION: MA22-03

SITE DATA TABLE		
OWNER	W. HAROLD PARKER JR./ ROLESVILLE DEVELOPMENT, LLC	
DEVELOPER	LENNAR OF CAROLINAS, LLC	
PIN #	AREA (SF)	AREA (AC)
1758988411	2,592,300	59.51
1758983710	17,121	0.39
1758884270 E	310,215	7.12
1758884270 W	865,243	19.86
GROSS AREA	3,784,879	86.89
PARCEL A - PARK EXPANSION AREA	65,340	1.50
NET AREA	3,719,539	85.39
PREVIOUS ZONING	RL	
USE	VACANT / AG	
FUTURE LAND USE DESIGNATION (ROLESVILLE COMP PLAN)	HDR	
CURRENT ZONING	RH/RM CLUSTER CONDITIONAL	
PROPOSED USE	RESIDENTIAL	
SETBACKS MINIMUM RM (CLUSTER) SINGLE-FAMILY DETACHED		
FRONT	20'	
SIDE	5'	
CORNER SIDE	10'	
REAR	20'	
MIN FRONT LOT WIDTH	40'	
MIN LOT AREA	5,000 SF	
MIN LOT AREA PROPOSED:	5,021 SF	
RM-CZ CLUSTER (SINGLE FAMILY DETACHED)		
	AREA (SF)	AREA (AC)
FINAL TRACT AREA	2,521,614	57.89
TOTAL UNITS	161	
PROPOSED DENSITY (DU/AC)	2.8	
MAXIMUM DENSITY (DU/AC)	5	
PUBLIC GREENWAY (EST. 30' ESTM WIDTH)	150,754	3.46
CLUSTER OPEN SPACE PROVIDED 12%	252,161	5.79
PROVIDED OPEN SPACE	1,431,382	32.86
SETBACKS MINIMUM RH - CZ (TOWNHOMES)		
FRONT	15'	
PARKING SETBACK FOR TOWNHOMES*	19'	
BUILDING SEPARATION	30'	
SIDE	10'	
CORNER SIDE	15'	
REAR	15'	
MIN FRONT LOT WIDTH	20'	
MIN LOT AREA	2,000 SF	
MIN LOT AREA PROPOSED:	2,054 SF	
RH-CZ (TOWNHOMES)		
	AREA (SF)	AREA (AC)
FINAL TRACT AREA	1,197,925	27.50
LOT AREA	330,922	7.60
TOTAL UNITS	114	
PROPOSED DENSITY (DU/AC)	4.1	

OPEN SPACE

RM ZONING DISTRICT (SINGLE-FAMILY DETACHED)

TOTAL AREA = 57.8 AC

REQUIRED OPEN SPACE (12%) = 6.94 AC

REQUIRED ACTIVE OPEN SPACE (50% OF TOTAL OPEN SPACE) = 3.47 AC

RH ZONING DISTRICT (TOWNHOMES)

TOTAL AREA = 27.47 AC

REQUIRED OPEN SPACE (15%) = 4.12 AC

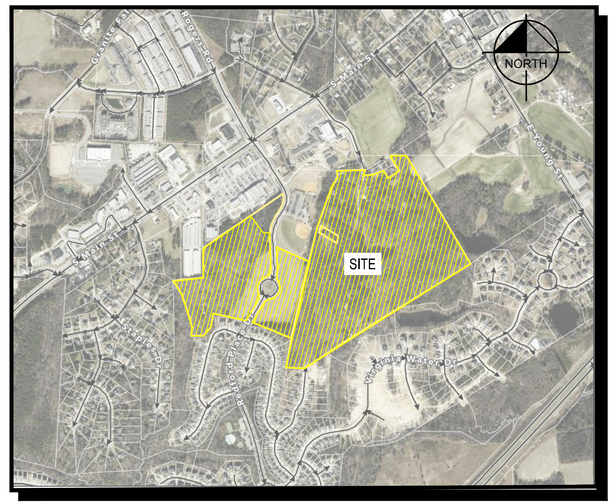
REQUIRED ACTIVE OPEN SPACE (50% OF TOTAL OPEN SPACE) = 2.06 AC

	REQUIRED	PROPOSED
TOTAL OPEN SPACE:	9.90 AC	32.86 AC
ACTIVE OPEN SPACE (50%):	4.95 AC	5.30 AC

*NOTE: PASSIVE OPEN SPACE INCLUDES ALL LAND OUTSIDE OF LOTS AND ROADS OTHER THAN ACTIVE OPEN SPACE

PARKING CALCULATIONS								
WEST SIDE				DRIVEWAY		TOTAL	OFFSITE	TOTAL
STREET	# UNITS	SINGLE DW	DOUBLE DW	TOTAL SP	GUEST	REQD	REQD	PROVIDED
F	38	24	14	52	10	86	34	91
ALLEY 2	8	0	8	16	2	18	2	18
ALLEY 3	9	0	9	18	3	21	3	21
EAST SIDE								
A	13	7	6	19	4	30	11	
ALLEY 4	12	0	12	24	3	27	3	
ALLEY 1	20	0	20	40	5	45	5	
C	14	8	6	20	4	32	12	
FUTURE CLUBHOUSE*						6		
TOTAL				103		140	37	140

PARKING REQUIRED IS 2/DU + 0.25 GUEST SPACES /DU
*PROPOSED CLUBHOUSE IS 1,000 SF &MINIMUM PARKING IS 5 + 1/1000 SF FOR OUTDOOR RECREATION ROUNDED UP.



SITE LOCATION MAP
NOT TO SCALE

#1- Is there a reason why the enlarged demolition plan sheets were taken out? It would be beneficial to show them like they were shown in the PSP 23-02 submittal. If they are not to be included, more demolition information will be needed on other sheets.

#2- verify this is correct, this is the first CID submittal

#3- A lighting plan will need to be included with this submittal.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-0	EXISTING CONDITIONS (1 OF 4)
C1-1	EXISTING CONDITIONS (2 OF 4)
C1-2	EXISTING CONDITIONS (3 OF 4)
C1-3	EXISTING CONDITIONS (4 OF 4)
C1-4	OVERALL DEMOLITION PLAN
C2-0	OVERALL SITE PLAN
C2-1	ENLARGED SITE PLAN (1 OF 6)
C2-2	ENLARGED SITE PLAN (2 OF 6)
C2-3	ENLARGED SITE PLAN (3 OF 6)
C2-4	ENLARGED SITE PLAN (4 OF 6)
C2-5	ENLARGED SITE PLAN (5 OF 6)
C2-6	ENLARGED SITE PLAN (6 OF 6)
C2-7	PHASING PLAN
C3-0	OVERALL UTILITY PLAN
C3-1	ENLARGED UTILITY PLAN (1 OF 6)
C3-2	ENLARGED UTILITY PLAN (2 OF 6)
C3-3	ENLARGED UTILITY PLAN (3 OF 6)
C3-4	ENLARGED UTILITY PLAN (4 OF 6)
C3-5	ENLARGED UTILITY PLAN (5 OF 6)
C3-6	ENLARGED UTILITY PLAN (6 OF 6)
C4-0	OVERALL GRADING PLAN
C4-1	ENLARGED GRADING PLAN (1 OF 6)
C4-2	ENLARGED GRADING PLAN (2 OF 6)
C4-3	ENLARGED GRADING PLAN (3 OF 6)
C4-4	ENLARGED GRADING PLAN (4 OF 6)
C4-5	ENLARGED GRADING PLAN (5 OF 6)
C4-6	ENLARGED GRADING PLAN (6 OF 6)
C5-0	OVERALL PHASE 1 EROSION CONTROL PLAN
C5-1	ENLARGED PHASE 1 EROSION CONTROL PLAN (1 OF 6)
C5-2	ENLARGED PHASE 1 EROSION CONTROL PLAN (2 OF 6)
C5-3	ENLARGED PHASE 1 EROSION CONTROL PLAN (3 OF 6)
C5-4	ENLARGED PHASE 1 EROSION CONTROL PLAN (4 OF 6)
C5-5	ENLARGED PHASE 1 EROSION CONTROL PLAN (5 OF 6)
C5-6	ENLARGED PHASE 1 EROSION CONTROL PLAN (6 OF 6)
C5-7	OVERALL PHASE 2 EROSION CONTROL PLAN
C5-8	ENLARGED PHASE 2 EROSION CONTROL PLAN (1 OF 6)
C5-9	ENLARGED PHASE 2 EROSION CONTROL PLAN (2 OF 6)
C5-10	ENLARGED PHASE 2 EROSION CONTROL PLAN (3 OF 6)
C5-11	ENLARGED PHASE 2 EROSION CONTROL PLAN (4 OF 6)
C5-12	ENLARGED PHASE 2 EROSION CONTROL PLAN (5 OF 6)
C5-13	ENLARGED PHASE 2 EROSION CONTROL PLAN (6 OF 6)
C6-0	STREET A PLAN AND PROFILE
C6-1	STREET B PLAN AND PROFILE
C6-2	STREET C PLAN AND PROFILE (1 OF 2)
C6-3	STREET C PLAN AND PROFILE (2 OF 2)
C6-4	STREET D PLAN AND PROFILE
C6-5	STREET E PLAN AND PROFILE
C6-6	STREET F PLAN AND PROFILE
C6-7	STREET G PLAN AND PROFILE
C6-8	STREET H PLAN AND PROFILE
C6-9	LONG MELFORD DRIVE PLAN AND PROFILE (1 OF 5)
C6-10	LONG MELFORD DRIVE PLAN AND PROFILE (2 OF 5)
C6-11	LONG MELFORD DRIVE PLAN AND PROFILE (3 OF 5)
C6-12	LONG MELFORD DRIVE PLAN AND PROFILE (4 OF 5)
C6-13	LONG MELFORD DRIVE PLAN AND PROFILE (5 OF 5)
C6-14	ALLEY 1 PLAN AND PROFILE
C6-15	ALLEY 2 PLAN AND PROFILE
C6-16	ALLEY 3 PLAN AND PROFILE
C6-17	ALLEY 4 PLAN AND PROFILE
C6-18	GW1A GREENWAY PLAN AND PROFILE (1 OF 2)
C6-19	GW1A GREENWAY PLAN AND PROFILE (2 OF 2)
C6-20	GW1B GREENWAY PLAN AND PROFILE (1 OF 2)
C6-21	GW1B GREENWAY PLAN AND PROFILE (2 OF 2)
C6-22	GW2 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-23	GW2 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-24	GW3 GREENWAY PLAN AND PROFILE (1 OF 1)
C6-25	GW4 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-26	GW4 GREENWAY PLAN AND PROFILE (2 OF 2)
C7-0	SCM 1 PLAN AND PROFILE
C7-1	SCM 2 PLAN AND PROFILE
C7-2	SCM 3 PLAN AND PROFILE
C7-3	SCM 4 PLAN AND PROFILE
C8-2	EROSION CONTROL DETAILS (1 OF 2)
C8-3	EROSION CONTROL DETAILS (2 OF 2)
C8-4	SEWER DETAIL
C8-5	STORM-DETAIL
C8-6	WATER DETAIL (1 OF 2)
C8-7	WATER DETAIL (2 OF 2)
C9-0	OPEN SPACE PLAN
L1-0	OVERALL LANDSCAPE PLAN
L1-1	ENLARGED LANDSCAPE PLAN (1 OF 6)
L1-2	ENLARGED LANDSCAPE PLAN (2 OF 6)
L1-3	ENLARGED LANDSCAPE PLAN (3 OF 6)
L1-4	ENLARGED LANDSCAPE PLAN (4 OF 6)
L1-5	ENLARGED LANDSCAPE PLAN (5 OF 6)
L1-6	ENLARGED LANDSCAPE PLAN (6 OF 6)
L1-7	SCM PLANTINGS
L1-8	LANDSCAPE DETAILS

PARKER RIDGE SUBDIVISION ZONING CONDITIONS

1. DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT C CONCEPT PLAN, LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON EXHIBIT C, ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL. DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE PROJECT'S PARKS AND RECREATION FEES FOR THE COSTS TO CONSTRUCT PUBLIC GREENWAYS.
2. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL HIGH DENSITY (THE "RH PARCEL"):
   A. LIVE-WORK UNIT
   B. RESIDENTIAL CARE (ALF, ILF, CCF)
   C. TELECOMMUNICATIONS TOWER
3. THE RH PARCEL SHALL HAVE A MAXIMUM OF 120 TOWNHOUSE DWELLINGS.
4. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL MEDIUM DENSITY (THE "RM PARCEL"):
   A. TELECOMMUNICATIONS TOWER
5. THE RM PARCEL SHALL HAVE A MAXIMUM OF 170 SINGLE-FAMILY DETACHED DWELLINGS.
6. A SINGLE FAMILY DETACHED HOME SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR HOMES, OPERATION COMING HOME, OPERATION FINALLY HOME, OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT FEES FOR THIS HOME.
7. THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS.
8. PERIMETER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN. TYPE 3 AND TYPE 4 PERIMETER BUFFERS MAY INCLUDE 6' FENCES INSTEAD OF WALLS.
9. ALL SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
   A. A 2 CAR GARAGE;
   B. ALL GARAGE DOORS SHALL HAVE WINDOWS;
   C. GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE A MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FAÇADE OF THE HOUSE.
   D. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION;
   E. IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING, FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
   F. ROOF PITCHES ON THE MAIN ROOF WILL HAVE A PITCH BETWEEN 6 ON 12 AND 12 ON 12;
   G. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
   H. MINIMUM 12" FRONT OVERHANGS;
   I. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP-
   J. ALL WINDOWS ON FRONT FACADES SHALL HAVE SHUTTERS OR WINDOW TRIM;
   K. A MINIMUM 64 SF REAR PATIO;
   L. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION;
   M. NO SINGLE FAMILY DETACHED HOME SHALL BE CONSTRUCTED WITH A FRONT ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OF IT OR DIRECTLY ACROSS FROM IT; AND
   N. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
10. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
   A. A 1 OR 2 CAR GARAGE;
   B. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION;
   C.IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING, FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
   D. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
   E. MINIMUM 12" FRONT OVERHANGS;
   F. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP;
   G. SHUTTERS OR WINDOW TRIM SHALL BE ON FRONT FAÇADE WINDOWS;
   H. A MINIMUM 64 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES;
   I. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS);
   J. NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT; AND
   K. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
11. THE DEVELOPER SHALL OFFER TO DEDICATE THE SECTION OF LAND LABELED AS "PARCEL - A - TOWN OF ROLESVILLE PARK EXPANSION" ON THE CONCEPT PLAN FOR USE AS A PUBLIC PARK. THIS LAND SHALL COUNT TOWARD OPEN SPACE REQUIREMENTS FOR THE OVERALL DEVELOPMENT.
12. THE PROJECT SHALL HAVE A PUBLIC GREENWAY STUBBED TO THE 307 S. MAIN STREET PROPERTY LINE NEAR "ACCESS C" AS SHOWN ON THE "PARKER RIDGE TRAFFIC IMPACT ANALYSIS" PREPARED BY STANTEC CONSULTING SERVICES, INC., DATED FEBRUARY 2, 2023 (THE "TIA"). NOTWITHSTANDING THE FOREGOING, THE PROJECT SHALL NOT HAVE A PUBLIC STREET ACCESS TO SCHOOL STREET.
13. DEVELOPER SHALL DESIGN AND CONSTRUCT: (1) THE PUBLIC COLLECTOR STREET IDENTIFIED AS ACCESS D IN THE TIA THAT EXTENDS THE STREET NETWORK WITHIN THE DEVELOPMENT THROUGH WAKE COUNTY PIN 1758-09-8727 (THE "CAMPUS SITE") TO E YOUNG STREET ("ACCESS D ROUTE"); AND (2) A NORTHBOUND LEFT TURN LANE WITH 75 FEET OF FULL-WIDTH STORAGE AND APPROPRIATE TAPER FROM YOUNG STREET TO ACCESS D AS RECOMMENDED BY THE TIA ("TURN LANE") (ACCESS D ROUTE AND TURN LANE ARE COLLECTIVELY REFERRED TO AS THE "YOUNG STREET CONNECTION"). THE YOUNG STREET CONNECTION SHALL BE DESIGNED AND CONSTRUCTED TO TOWN OF ROLESVILLE AND NCDOT STANDARDS AND ACCESS D SHALL BE LOCATED IN SUBSTANTIAL CONFORMANCE WITH THE CORRIDOR SHOWN IN THE ATTACHED EXHIBIT E. THE STREET SECTION FOR ACCESS D SHALL BE CONSTRUCTED AS SHOWN IN THE ATTACHED EXHIBIT F. DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS TO DESIGN AND CONSTRUCT THE YOUNG STREET CONNECTION (THE "COSTS") AND DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR THE COSTS. CONSTRUCTION OF THE YOUNG STREET CONNECTION SHALL COMMENCE PRIOR TO APPROVAL OF THE 105TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT AND SHALL BE COMPLETE NOT LATER THAN APPROVAL OF THE 138TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT.

WHILE IT IS ANTICIPATED THAT THIS CONDITION WILL BE CLARIFIED BY A FORMAL DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, OR OTHER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN, THE ABSENCE OF SUCH A SUBSEQUENT WRITTEN AGREEMENT SHALL NOT BE DEEMED TO INVALIDATE THIS CONDITION. THIS CONDITION IS SUBJECT TO THE FOLLOWING CAVEATS:

- IN THE EVENT THE CAMPUS SITE, AN APPROVED ALIGNMENT WITHIN THE EXHIBIT E CORRIDOR, OR NECESSARY RIGHTS-OF-WAY, EASEMENTS, OR OTHER PROPERTY RIGHTS ARE MADE UNAVAILABLE TO THE PROJECT, THIS CONDITION SHALL BE DEEMED EXTINGUISHED.
- IN THE EVENT THE TOWN COMMENCES DESIGN AND/OR DEVELOPMENT OF ANY PART OF THE YOUNG STREET CONNECTION, THE DEVELOPER'S OBLIGATIONS FOR DESIGN AND/OR DEVELOPMENT, AS APPROPRIATE, FOR THOSE PORTIONS OF THE YOUNG STREET CONNECTION SHALL BE DEEMED EXTINGUISHED. FOR PURPOSES OF CLARITY, DEVELOPER SHALL REMAIN ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR REMAINING COSTS.

"PROJECT" SHALL MEAN "PARKER RIDGE" AS DESCRIBED BY MA 22-03 AND ANX 22-06.
"DEVELOPER" SHALL MEAN LENNAR CAROLINAS LLC, AND ITS SUCCESSORS AND ASSIGNS.

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:	ENGINEER:	BOUNDARY SURVEYOR:	TOPOGRAPHIC SURVEYOR:
LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560 (919) 863-6461	BGE, INC 5400 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 27607 (919) 276-0111	JOHNSON, MIRMIRAN & THOMPSON, INC. 9201 ARBORETUM PARKWAY SUITE 310 RICHMOND, VA 23236 (804) 267-1258	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE SUITE 102 CARY, NC 27511 (919) 460-2024
CONTACT: MICHAEL TAYLOR, PE LEED AP	CONTACT: DEBRA FERM, P.E.	CONTACT MICHAEL ZMUDA, L.S., P.S.	CONTACT: JAMES WHITACRE, P.E., L.S.

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Authorization to Construct _____

Date _____

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Authorization to Construct _____

Date _____

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL ☐ S-_____
STORMWATER MGMT. ☐ S-_____
FLOOD STUDY ☐ S-_____
DATE_____

WAKE COUNTY NORTH CAROLINA
ENVIRONMENTAL SERVICES

ENVIRONMENTAL CONSULTANT SIGNATURE

ATTENTION CONTRACTORS
The ***Construction Contractor*** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for ***contacting*** the ***Public Utilities Department*** at ***(919) 996-4540*** at least ***twenty four hours*** prior to beginning any of their construction.

Failure to notify both ***City Departments*** in advance of beginning construction, will result in the issuance of ***monetary fines***, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for ***Inspection***, ***Install a Downstream Plug***, have ***Permitted Plans*** on the ***Jobsite***, or any other ***Violation*** of ***City of Raleigh Standards*** will result in a ***Fine and Possible Exclusion*** from future work in the ***City of Raleigh***.

EROSION AND SEDIMENT CONTROL
APPROVED PLAN
DATE_____
PERMIT NO. S-_____
Wake County Environmental Services
Sedimentation & Erosion Control
919-856-7400

WAKE COUNTY NORTH CAROLINA
ENVIRONMENTAL SERVICES

ENVIRONMENTAL CONSULTANT SIGNATURE

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

REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397

LENNAR CORPORTAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

COVER SHEET

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERM
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C0-0

G:\NC-A\Projects\Lennar\8430-03 - lennar - school street - rolesville\03 - DWG\plansheets\On-Site\C0-0 - COVR.dwg Layout: C0-0 Plotted: 6/12/2023 4:40:29 PM

GENERAL NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

NO WORK WITHIN NCDOT OR TOWN OF ROLESVILLE RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO. ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JMT AND ADVANCED CIVIL DESIGN. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPT. OF TRANSPORTATION NCDOT AS APPLICABLE.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE TOWN OF ROLESVILLE.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE TOWN OF ROLESVILLE.

ALL STANDARD NUMBERS REFER TO THE NCDOT STANDARD DETAILS AND SPECIFICATIONS AND THE LATEST EDITION OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.

IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

CONTACT APPROPRIATE UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

UTILITY NOTES

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NC811) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC,TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKE ENERGY STANDARDS.

ALL UTILITIES ARE TO BE UNDERGROUND.

TRAFFIC CONTROL & PEDESTRIAN PLAN (TCPED) NOTES

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE.
16. SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RETAINING WALL NOTES

DESIGN OF ALL RETAINING WALLS IS TO BE PER INTERNATIONAL BUILDING CODE SECTION 1610.3.

CONTRACTOR SHALL PROVIDE DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NC LICENSED ENGINEER, AND SHALL SUBMIT TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO CONSTRUCTION.

A NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY, ENGINEER AND OWNER THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAWINGS IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.

EROSION CONTROL MAINTENANCE REQUIREMENTS

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE

CONSTRUCTION ENTRANCE

- THE GRAVEL CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT ROADWAYS.
- REPLACEMENT OF STONE MAY BE NECESSARY TO ENSURE THE GRAVEL ENTRANCE FUNCTIONS PROPERLY. REPLENISHMENT OF STONE MAY BE NECESSARY.
- FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE SHOULD BE COMPLETED.
- ANY MATERIAL TRACKED ONTO THE ROADWAY SHALL BE CLEANED UP IMMEDIATELY.

SILT FENCE

- INSPECT THE SILT FENCE ON A REGULAR BASIS AND AFTER EACH SIGNIFICANT RAINFALL. MAKE ANY REPAIRS IMMEDIATELY.
- INSPECT THE SILT FENCE TO BE SURE THE BOTTOM OF THE GEOTEXTILE IS KEYED IN PROPERLY.
- AT A MINIMUM, REMOVE AND DISPOSE OF ALL SILT ACCUMULATIONS WHEN DEPTH REACHES 1/2 THE HEIGHT OF THE GEOTEXTILE. DO NOT UNDERMINE THE FENCE DURING CLEANOUT.
- DISPOSE OF SEDIMENT BY HAULING IT TO AN APPROVED WASTE SITE WITH APPROPRIATE PERIMETER PROTECTION.
- REMOVE AND REPLACE DETERIORATED OR CLOGGED SILT FENCE.
- REPLACE SILT FENCE REMOVED FOR ACCESS AT THE END OF EACH DAY'S OPERATION.
- INSTALL ADDITIONAL POSTS OR WIRE BACKING IF FENCE IS SAGGING.

TEMPORARY DIVERSION

- DEVICES SHOULD BE INSPECTED ON REGULAR BASIS AND AFTER EACH SIGNIFICANT RAINFALL
- AT A MINIMUM, SEDIMENT SHOULD BE REMOVED FROM THE CHANNEL WHEN THE TEMPORARY DIVERSION IS 50 PERCENT OF THE DESIGN DEPTH
- TEMPORARY DIVERSIONS SHOULD BE IMMEDIATELY REPAIRED IF DAMAGED BY EQUIPMENT OR BREACHED BY RUNOFF

SILT FENCE OUTLET

- INSPECT THE DEVICE PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT FOR DAMAGE AND SEDIMENT ACCUMULATION TO CONFIRM THE DEVICE IS FUNCTIONING PROPERLY.
- AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT CONTROL STONE.
- REPLACE OR CLEAN THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN THROUGH THE DEVICE BETWEEN RAINFALL EVENTS.
- REBUILD AND/OR REPAIR THE DEVICE WHEN IT IS DAMAGED.
- REPAIR AREAS WHERE SSCF BECOMES UNDERMINED DUE TO CONCENTRATED FLOWS.

TEMPORARY SLOPE DRAIN

- INSPECT SLOPE DRAINS AFTER EACH SIGNIFICANT RAINFALL OF 0.5 INCHES OR GREATER, OVER A 24-HOUR PERIOD.
- REBUILD EARTH BERMS AND INLETS THAT HAVE WEAKENED DUE TO SCOURING.
- EXTEND SLOPE DRAINS AND REBUILD INLET PROTECTION AS SLOPE IS BUILT, AFTER EACH 2-FOOT INCREASE IN HEIGHT.
- REBUILD OR REPAIR SLOPE DRAINS IF NEEDED WHEN SEEDING AND MULCHING IS PERFORMED.
- REFURBISH CLASS B STONE OUTLET PROTECTION AND CLEAN AS NEEDED.

RECP

- REPAIR EROSION AND/OR UNDERMINING AT THE TOP OF THE SLOPE.
- REPAIR UNDERMINING BENEATH MATTING. PULL BACK MATTING, FILL AND COMPACT ERODED AREA, RESEED AND THEN SECURE MATTING FIRMLY.
- REPOSITION OR REPLACE MATTING THAT HAS MOVED ALONG THE SLOPE OR CHANNEL AND SECURE FIRMLY.
- REPLACE DAMAGED MATTING.

WATTLE

- THE UP-GRADIENT SIDE OF THE WATTLE BARRIER SHOULD BE MAINTAINED TO ALLOW THE WATER TO FLOW THROUGH, REDUCE VELOCITY AND ALLOW SEDIMENTATION TO OCCUR.
- IF THE NATURAL FIBERS OF THE WATTLE BARRIER BECOME TOO SATURATED WITH DEBRIS, SEDIMENT, ETC., AND REMOVAL OF THESE ITEMS IS NOT POSSIBLE, WATTLE BARRIERS SHOULD BE REPLACED.
- STAKES SHOULD BE USED TO ANCHOR THE WATTLE BARRIER ADEQUATELY TO THE GROUND TO PREVENT SCOURING AND WASHOUT DURING STORM EVENTS.
- THE EXCELSIOR PAID BENEATH THE WATTLES IS CRITICAL TO THE PROPER FUNCTIONING OF THE WATTLES.

RISER BASIN

- INSPECT THE BASIN AND RISER ON A REGULAR BASIS AND AFTER EVERY SIGNIFICANT RAINFALL EVENT (1/2 INCH OR GREATER).
- INSPECT THE RISER FOR PROPER OPERATION. REMOVE DEBRIS FROM AROUND THE RISER OR THE TRASH RACK.
- CHECK THE SKIMMER FOR PROPER FUNCTIONING AND TO VERIFY THAT IT IS NOT CLOGGED WITH SEDIMENT.
- MAKE SURE THE VENT PIPE ON THE SKIMMER IS TURNED UPRIGHT.
- INSPECT THE BARREL FOR SEEPAGE AROUND THE PIPE AT THE OUTLET.
- INSPECT THE EMBANKMENT, BAFFLES, OVERFLOW SPILLWAY AND OUTLET FOR EROSION DAMAGE.
- AT A MINIMUM, REMOVE SEDIMENT WHEN THE BASIN VOLUME REACHES 50% OF THE TOTAL STORAGE VOLUME AND AS NEEDED.

SKIMMER BASIN

- INSPECT THE BASIN ON A REGULAR BASIS AND AFTER EVERY SIGNIFICANT RAINFALL EVENT (1/2 INCH OR GREATER).
- CLEAN OUT THE BASINS WHEN SEDIMENT ACCUMULATIONS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FIRST BAFFLE.
- CHECK THE SKIMMER TO MAKE SURE THAT IT IS NOT CLOGGED WITH SEDIMENT.
- CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE.
- CHECK THE COIR FIBER MAT AT THE OUTLET OF THE SKIMMER TO DETERMINE IF A REPLACEMENT IS NEEDED.
- DURING WINTER, SUPPORT THE SKIMMER AT AN ANGLE SUCH THAT WATER DOES NOT STAND INSIDE THE BARREL. THIS COULD RESULT IN THE WATER FREEZING AND PLUGGING THE SKIMMER.
- REPAIR SEED AND REPLACE MATTING ON THE SIDE SLOPE AREAS THAT HAVE ERODED OR HAVE BECOME DAMAGED BY EQUIPMENT FROM SILT CLEANOUT.
- REMOVE SEDIMENT THAT MAY ACCUMULATE ON THE STONE PAD UNDERNEATH THE SKIMMER DEVICE.
- INSPECT BAFFLES AFTER EACH RAIN EVENT FOR EROSION DAMAGE AND SEDIMENT ACCUMULATIONS.

COIR FIBER BAFFLE

- INSPECT BAFFLES ON A REGULAR BASIS AND AFTER EACH SIGNIFICANT RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY.
- INSPECT COIR FIBER BAFFLE TO BE SURE THE ENDS OF THE MAT ARE ANCHORED INTO THE GROUND OR SIDE SLOPES WITH STAPLES.
- AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN IT REACHES ½ THE BAFFLE HEIGHT, AND DO NOT DAMAGE THE BAFFLES DURING SEDIMENT CLEANOUT.
- REMOVE AND REPLACE DETERIORATED OR CLOGGED BAFFLES.
- INSTALL ADDITIONAL POSTS OR WIRE BACKING IF BAFFLE IS SAGGING.

TEMPORARY STREAM CROSSING

- INSPECT FILTRATION GEOTEXTILE, STONE AND PIPE(S) AFTER EACH SIGNIFICANT RAINFALL.
- REPLACE GEOTEXTILE AND REPLENISH THE STONE WHEN THEY BECOME CONTAMINATED WITH SEDIMENT.
- DAMAGED TEMPORARY PIPE(S) SHOULD BE REPAIRED OR REPLACED IMMEDIATELY.
- REPLACE ANY CLASS B OR NO. 57 STONE THAT GETS DISLODGED OR DAMAGED.
- CLEAN PIPE(S) IF CLOGGED WITH DEBRIS.

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

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
6	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGENC.COM
NC LICENSE #C-4397

LENNAR CORPORTAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

GENERAL NOTES

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
DEBRA M. FERRI
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C0-1

50' NEUSE BUFFER

C/L STREAM

EX. SAN MH #40365
TC: 398.25'
INV IN: 388.28' (N)
INV OUT: 388.20' (S)

EX. CB #11600
TC: 401.65'
INV IN: 397.25' (N)
INV IN: 397.57' (E)
INV OUT: 397.24' (S)

EX. CB #11648
TC: 401.55'
INV OUT: 398.50' (W)

EX. STORM MH #12561
TC: 400.60'
INV IN: 395.97' (NE)
INV OUT: 395.86' (W)

EX. STORM MH #12551
TC: 398.66'
INV IN: 394.25' (NE)
INV OUT: 394.15' (W)

EX. STRUCTURE

EX. SAN MH #40164
TC: 407.16'
INV OUT: 396.17' (SE)

EX. SAN MH #40158
TC: 404.58'
INV IN: 395.60' (NW)
INV OUT: 395.58' (S)

EX. SAN MH #20596
TC: 395.27'
INV IN: 387.09' (SW)
INV OUT: 386.86' (SE)

EX. SAN MH #40413
TC: 394.88'
INV IN: 385.84' (N)
INV OUT: 385.84' (SW)
INV IN: 386.01' (NW)

EX. SAN MH #40171
TC: 396.86'
INV IN: 389.98' (W)
INV OUT: 389.84' (E)

EX. SAN MH #40147
TC: 399.97'
INV IN: 390.65' (N)
INV OUT: 390.57' (E)

EX. CB #12542
TC: 396.00'
INV IN: 391.58' (S)
INV OUT: 391.58' (W)

EX. SAN MH #40425
TC: 392.64'
INV IN: 384.86' (NE)
INV OUT: 384.82' (SW)

EX. CB #12536
TC: 396.00'
INV OUT: 392.03' (SW)

EX. CB #12537
TC: 395.97'
INV IN: 391.97' (NE)
INV OUT: 391.78' (W)

REDFORD PLACE DRIVE

WETLAND

EX. SAN MH #40280
TC: 390.18'
INV IN: 380.67' (NE)
INV OUT: 379.92' (S)

EX. SAN MH #40289
TC: 389.10'
INV IN: 379.30' (N)

EX. SAN MH #50261
TC: 351.78'
INV IN: 338.28' (NE)
INV OUT: 338.08' (SW)

EX. SAN MH #50279
TC: 343.33'
INV IN: 335.43' (NE)
INV OUT: 335.28' (SW)

#7a- label - dirt road?

#7b- CL of stream? Label

#4- label easement

#5- label R/W

#8- Verify if Long Melford Dr extends onto property. If it does, please show existing conditions including road name and R/W.

#6- Please include the following:
-Metes and bounds of property boundary
-Site size
-Information about site and adjacent properties (PIN, owner information, Register of Deeds book and page number

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE
4/3/2023

#9- Verify north arrow direction. The arrow on the existing conditions pages doesn't appear to match the direction shown on the other sheets throughout the plan set.

NC GRID NAD 83/2011 ADJUSTMENT)

LEGEND

- Iron Pin Found
- PK Nail Found
- RR Spike Found
- Monument Box
- Concrete Post
- Post Sign / Lamp
- Sign
- Traffic Box
- Iron Pin Set
- PK Nail Set
- Calculated Point
- Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Light
- Pole Signal
- Sprinkler Valve Box
- Cable Box
- Guy Pole
- Guy Wire
- Fire Hydrant
- Water Valve
- Private Water Meter
- Mailbox
- Water Well
- Underground Electric
- Underground Fiber Optic
- Underground Telecommunications
- Storm Sewer
- Sanitary Sewer
- Waterline
- Fence Line
- Edge of Pavement

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

EXISTING CONDITIONS
Park Ridge Subdivision
for
Lennar

Town of Rolesville | Wake County | North Carolina

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798
advancedcivildesign.com

SCALE: 1" = 60'
DATE: April 3, 2023
PROJECT #: 23-0008-1149

SHEET 1 / 4

#7a- label

#5- label R/W

#10- what is this?

REDFORD PLACE DRIVE

EX. STRUCTURE

EX. SAN MH #12880
TC: 381.25'
INV IN: 374.05' (N)
INV OUT: 373.95' (SW)

EDGE OF WATER

LAKE

50' NEUSE BUFFER

EX. SAN MH #40358
TC: 406.77'
INV OUT: 392.18' (S)

EX. CB #11436
TC: 406.96'
INV IN: 402.68' (E)
INV OUT: 402.63' (S)

EX. CB #11437
TC: 407.00'
INV IN: 403.12' (N)
INV OUT: 403.02' (W)

EX. FENCE

EX. SAN MH #41225
TC: 375.21'
INV IN: 368.31' (NE)
INV OUT: 368.26' (SE)

EX. SAN MH #50251
TC: 373.71' LOCKED

308.88' 10" DIP @ XXXX%

122.21' 10" DIP

104.61' 10" DIP @ 7.39%

EX. SAN MH #50247
TC: 357.97'
INV IN: 353.52' (NW)
INV OUT: 353.37' (SE)

EX. SAN MH #41243
TC: 354.54'
INV IN: 345.64' (NW)
INV OUT: 346.54' (SW)

WETLAND

30" RCP
INV: 395.08

30" RCP
INV: 394.06

30" RCP
INV: 393.18

30" RCP
INV: 392.27

401.52' 10" PVC @ 0.62%

EX. CB #11427
TC: 404.26'
INV IN: 400.26' (N)
INV IN: 400.23' (E)
INV OUT: 399.64' (S)

EX. CB #11426
TC: 404.11'
INV OUT: 400.69' (W)

EX. SAN MH #40361
TC: 398.63'
INV IN: 389.70' (N)
INV OUT: 389.67' (SW)

#7a- label, dirt road?

50' NEUSE BUFFER

C/L STREAM

166.07' 10" PVC @ 0.84%

EX. SAN MH #40365
TC: 398.25'
INV IN: 388.28' (N)
INV OUT: 388.20' (S)

EX. CB #11600
TC: 401.65'
INV IN: 397.25' (N)
INV IN: 397.57' (E)
INV OUT: 397.24' (S)

EX. CB #11648
TC: 401.55'
INV OUT: 398.50' (W)

#4- label easement

EX. SAN MH #50261
TC: 351.78'
INV IN: 338.28' (NE)
INV OUT: 338.08' (SW)

EX. STRUCTURE

EX. STORM MH #12561
TC: 400.60'
INV IN: 395.97' (NE)
INV OUT: 395.86' (W)

EX. STORM MH #12551
TC: 398.66'
INV IN: 394.25' (NE)
INV OUT: 394.15' (W)

EX. SAN MH #50279
TC: 343.33'
INV IN: 335.43' (NE)
INV OUT: 335.28' (SW)

EX. SAN MH #20596
TC: 395.27'
INV IN: 387.09' (SW)
INV OUT: 386.86' (SE)

277.01' 10" CLAY @ 0.31%

EX. SAN MH #40413
TC: 394.88'
INV IN: 385.84' (N)
INV OUT: 385.84' (SW)
INV IN: 386.01' (NW)

EX. SAN MH #40164
TC: 407.16'
INV OUT: 396.17' (SE)

EX. SAN MH #40158
TC: 404.58'
INV IN: 395.60' (NW)
INV OUT: 395.58' (S)

34.90' 10" CLAY @ 1.63%

210.04' 10" DIP @ 2.35%

#4- label easement

180.69' 10" CLAY @ 1.52%

118.90' 10" CLAY @ 0.50%

EX. SAN MH #40171
TC: 396.86'
INV IN: 389.98' (W)
INV OUT: 389.84' (E)

LEGEND

- Iron Pin Found
- PK Nail Found
- RR Spike Found
- Monument Box
- Concrete Post
- Post Sign / Lamp
- Sign
- Traffic Box
- Iron Pin Set
- PK Nail Set
- Calculated Point
- Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Light
- Pole Signal
- Sprinkler Valve Box
- Cable Box
- Guy Pole
- Guy Wire
- Fire Hydrant
- Water Valve
- Private Water Meter
- Mailbox
- Water Well
- Underground Electric
- Underground Fiber Optic
- Underground Telecommunications
- Storm Sewer

#6- Please include the following:
-Metes and bounds of property boundary
-Site size
-Information about site and adjacent properties (PIN, owner information, Register of Deeds book and page number

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACHE 4/3/2023

GRAPHIC SCALE
60 120
inch = 60 feet

NC GRID NAD 83 (2011 ADJUSTMENT)

#9- Verify north arrow direction. The arrow on the existing conditions pages doesn't appear to match the direction shown on the other sheets throughout the plan set.

ONS
sion

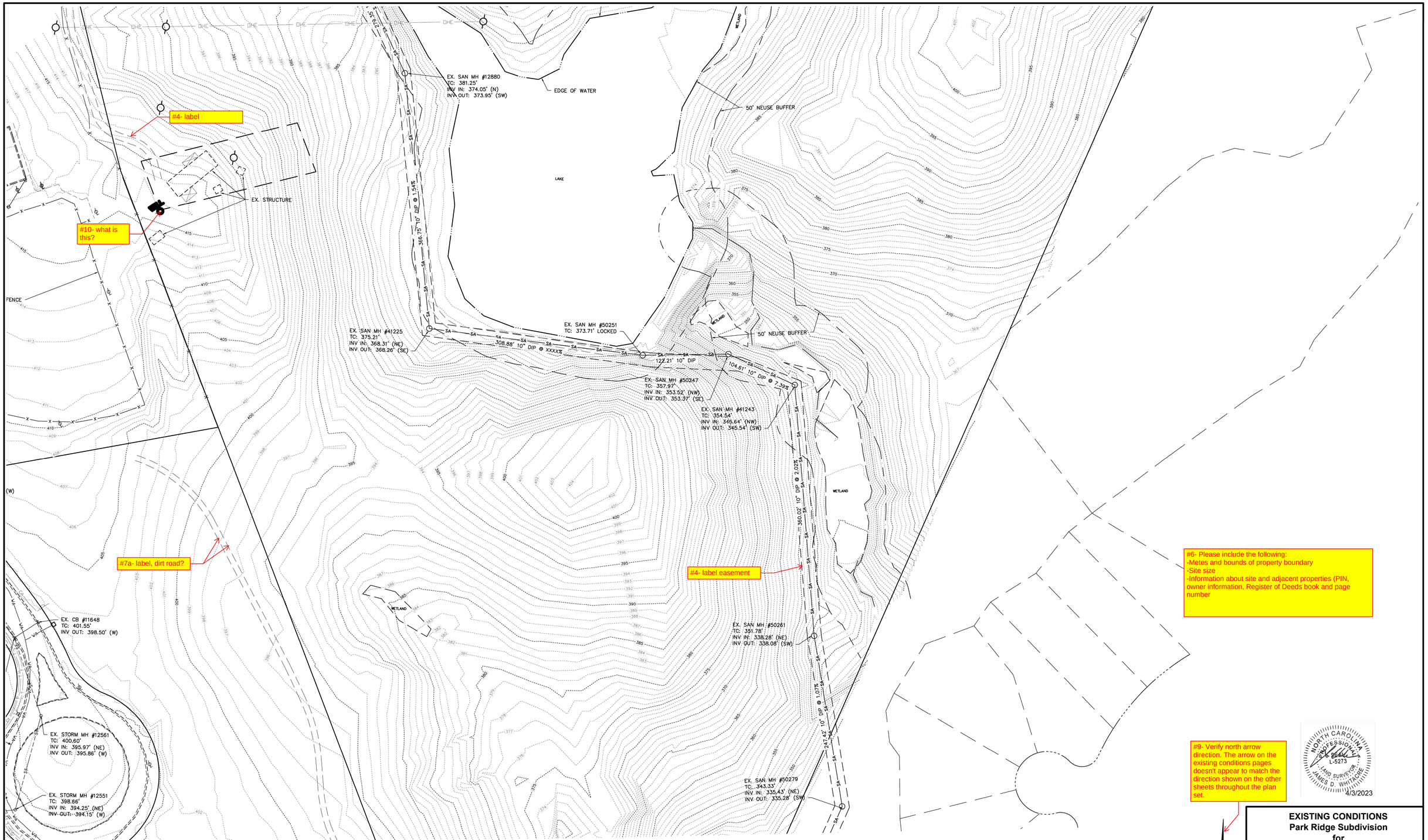
Town of Rolesville | Wake County | North Carolina

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798
advancedcivildesign.com

SCALE: 1" = 60'
DATE: April 3, 2023
PROJECT #: 23-0008-1149

SHEET 2 / 4



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NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE
4/3/2023

LEGEND

- Iron Pin Found
- PK Nail Found
- RR Spike Found
- Monument Box
- Concrete Post
- Post Sign / Lamp
- Sign
- Traffic Box
- Iron Pin Set
- PK Nail Set
- Calculated Point
- Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Light
- Pole Signal
- Sprinkler Valve Box
- Cable Box
- Guy Pole
- Guy Wire
- Fire Hydrant
- Water Valve
- Private Water Meter
- Mailbox
- Water Well
- Underground Electric
- Underground Fiber Optic
- Underground Telecommunications
- Storm Sewer
- Sanitary Sewer
- Waterline
- Fence Line
- Edge of Pavement

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

NC GRID NAD 83 (2011 ADJUSTMENT)

EXISTING CONDITIONS
Park Ridge Subdivision
for
Lennar

Town of Rolesville | Wake County | North Carolina

PLAN PREPARED BY:

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SHEET 3 / 4

#9- Verify north arrow direction. The arrow on the existing conditions pages doesn't appear to match the direction shown on the other sheets throughout the plan set.

NC GRID NAD 83 (2011 ADJUSTMENT)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

LEGEND

Iron Pin Found	Iron Pin Set	Deciduous Tree	Pole Elec	Cable Box	EL — Underground Electric
PK Nail Found	PK Nail Set	Pine Tree	Pole Elec Tel	Guy Pole	FO — Underground Fiber Optic
RR Spike Found	Calculated Point	Shrub	Pole Elec Tel Light	Guy Wire	T — Underground Telecommunications
Monument Box	Monument	Sanitary Manhole	Pole Tel	Fire Hydrant	ST — Storm Sewer
Concrete Post	Electric Manhole	Sanitary Cleanout	Pole Light	Water Valve	SA — Sanitary Sewer
Post Sign / Lamp	Electric Transformer	Storm Manhole	Pole Signal	Private Water Meter	WA — Waterline
Sign	Comm Manhole	Catch Basin	Sprinkler Valve Box	Mailbox	X — Fence Line
Traffic Box	Tel Pedestal	Curb Inlet W / Grate		Water Well	Edge of Pavement

#6- Please include the following:
-Metes and bounds of property boundary
-Site size
-Information about site and adjacent properties (PIN, owner information, Register of Deeds book and page number

#7a- add label

#4- label easement

#11- what are these thick dashes? Is the linetype correct?

#10- what is this?

EX. SAN MH #13254
TC: 413.91'
INV IN: 406.91' (NE)
INV OUT: 406.81' (S)

EX. SAN MH #13315
TC: 410.03'
INV IN: 405.35' (N)
INV OUT: 405.30' (W)

EX. SAN MH #40466
TC: 417.96'
INV IN: 411.91' (N)
INV OUT: 411.86' (S)

EX. SAN MH #13329
TC: 407.26'
INV IN: 400.56' (N)
INV IN: 400.76' (E)
INV OUT: 400.16' (S)

EX. SAN MH #13372
TC: 384.02'
INV IN: 376.67' (N)
INV OUT: 376.62' (S)

EX. SAN MH #12880
TC: 381.25'
INV IN: 374.05' (N)
INV OUT: 373.95' (SW)

WETLAND

EDGE WOODS

C/L STREAM

50' NEUSE BUFFER

LAKE

EDGE OF WATER

EX. STRUCTURE

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE 4/3/2023

EXISTING CONDITIONS
Park Ridge Subdivision
for
Lennar

Town of Rolesville | Wake County | North Carolina

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
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SCALE: 1" = 60'
DATE: April 3, 2023
PROJECT #: 23-0008-1149

SHEET 4 / 4

DEMOLITION NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
2. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PER THE SEQUENCE PRIOR TO BEGINNING DEMOLITION WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
5. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES SHALL BE INCLUDED WITH THE BID. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
6. DEMOLITION IS DEPICTED IN THE DEMOLITION PLAN AND IS INTENDED TO DESCRIBE GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
7. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA, ETC. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
8. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
9. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY IN THE REMOVAL/RELOCATION OF EXISTING UTILITY POLES AND OVERHEAD POWER LINES.
10. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND UTILITY POLES WITH THE APPROPRIATE UTILITY COMPANY.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
12. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACES.
14. FINISHED SURFACES TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. SAW CUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAW CUT EXISTING PAVEMENT AT THE RIGHT-OF-WAY. SAW CUTS SHALL BE MADE FULL DEPTH THROUGH THE EXISTING PAVEMENT. DISCARDED PAVEMENT SHALL BE REMOVED WITHOUT UNDERMINING THE EXISTING PAVEMENT.
16. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
17. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES THROUGHOUT CONSTRUCTION.
18. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
19. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
20. ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER
21. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
22. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
23. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
24. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
25. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION
26. ANY WATER WELLS ENCOUNTERED ARE TO BE BROUGHT TO THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
27. ANY SEPTIC SYSTEMS ENCOUNTERED SHALL BE BROUGHT TO THE THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND SHALL BE PROPERLY DEMOLISHED.
28. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
29. THIS PLAN DOES NOT PURPORT TO SHOW ALL REQUIRED DEMOTION. CONTRACTOR SHALL FIELD VERIFY PRIOR TO SUBMITTING BID.

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

REV		
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGENC.COM
NC LICENSE #C-4397

LENNAR CORPORTAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

OVERALL DEMOLITION PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERN
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C1-4

LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED ACCESSIBLE RAMP
- PROPOSED STANDARD DUTY CONCRETE PAVMT
- TYPICAL FITNESS STATION
- PROPOSED EASEMENT
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- POLLINATOR GARDEN
- FUTURE SIDEWALK

STREET CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	208.28	230.00	51.89	N34° 27' 31"E	201.24
C2	189.68	230.00	47.25	N32° 08' 30"E	184.35
C3	96.71	230.00	24.09	S69° 26' 19"E	96.00
C4	43.11	230.00	10.74	S62° 45' 44"E	43.04
C5	8.59	100.00	4.92	N24° 22' 45"E	8.59
C6	33.08	100.00	18.96	N17° 21' 43"E	32.93
C7	71.16	50.00	81.54	N48° 39' 13"E	65.30
C8	75.72	50.00	86.76	N13° 15' 53"W	68.69
C9	35.69	100.00	20.45	N19° 53' 33"E	35.50
C10	21.38	100.00	12.25	N15° 47' 36"E	21.34
C11	82.47	150.00	31.50	N83° 52' 58"W	81.44
C12	13.70	50.00	15.70	S75° 59' 00"E	13.66
C13	78.54	50.00	90.00	S23° 07' 52"E	70.71
C14	206.52	230.00	51.45	S37° 24' 30"E	199.65
C15	57.02	230.00	14.20	N2° 31' 56"W	56.87
C16	126.46	230.00	31.50	N6° 07' 02"E	124.87
C17	35.37	230.00	8.81	N17° 27' 49"E	35.33
C18	28.19	230.00	7.02	N16° 34' 11"E	28.17
C19	232.08	230.00	57.81	N48° 59' 17"E	222.36
C20	381.42	300.00	72.85	S67° 20' 46"E	356.25

STREET LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	186.99	N60° 24' 04.81"E
L4	98.14	N8° 30' 56.73"E
L5	128.99	N8° 30' 56.73"E
L7	57.69	N55° 46' 03.97"E
L8	19.93	S34° 13' 56.03"E
L9	49.98	S81° 29' 03.27"E
L11	119.89	S57° 23' 34.67"E
L13	76.30	S68° 04' 53.33"E
L14	46.28	N21° 55' 06.67"E
L16	91.93	N26° 50' 23.21"E
L18	157.51	N7° 53' 02.26"E
L20	75.85	N89° 25' 24.36"E
L21	100.17	N56° 38' 47.00"W
L23	142.88	N30° 07' 00.00"E
L25	85.49	N9° 40' 05.66"E
L27	16.74	N21° 55' 06.67"E
L28	46.36	S80° 21' 57.23"W
L30	343.44	N68° 07' 52.43"W
L31	20.00	N21° 52' 07.57"E
L32	171.05	S68° 07' 52.43"E

STREET LINE TABLE		
LINE #	LENGTH	DIRECTION
L34	40.40	S83° 50' 08.38"E
L35	310.70	S68° 06' 51.30"E
L36	16.23	S21° 52' 07.57"W
L38	350.44	S68° 07' 52.43"E
L39	20.00	N21° 52' 07.57"E
L40	399.13	S68° 07' 52.43"E
L41	167.71	S63° 07' 01.28"E
L43	108.80	S11° 41' 07.91"E
L44	40.14	S12° 03' 01.98"E
L45	342.55	N4° 34' 11.00"E
L47	133.83	N9° 38' 02.77"W
L49	337.55	N21° 52' 07.57"E
L50	142.62	N21° 52' 07.57"E
L52	375.19	N13° 03' 30.96"E
L54	311.10	N20° 04' 51.30"E
L56	315.99	N76° 13' 49.66"E
L58	938.86	S30° 55' 22.00"E
L64	165.31	N44° 21' 49.14"E
L65	20.00	S30° 55' 22.00"E
L66	785.98	N59° 04' 38.00"E

REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

OVERALL SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL — DEBRA M. FERM — PRELIMINARY — NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-0

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

g:\NCA\Projects\Lennar\8430-03 - lennar - school street - roles ...\C2-0 - SITE-PLAN.dwg Layout: C2-0 OVERALL SITE PLAN Plotted: 6/1/2023 1:39:33 PM

BM 2003 PG 557
PIN# 1758990785

SCHOOL STREET ℄
PER WAKE GIS

SCHOOL STREET
EDGE OF PAVEMENT
PER SURVEY

15'
TYPE 2 PERIMETER BUFFER

25'
TYPE 3
PERIMETER
BUFFER

PROPERTY
BOUNDARY

OPEN SPACE #9

TOWN OF ROLESVILLE
DB 18568 PG 660
PIN# 1768094465

EXTENT OF FLOOD PRONE SOIL
PER WAKE GIS

EXISTING STREAM ℄

20.0' EXISTING SANITARY
SEWER EASEMENT

50' NEUSE RIVER
BUFFER

#25- label

#26- Include label indicating if ROW is public or private. This applies to all sheets/ROWs.

#27- Please include signing and striping information. This should be either on the site plan sheets (as long as all information remains legible) or on separate signing and striping sheets. This information should be provided for the whole site.

ROLESVILLE
DB 618
PG 1333
980948

PROPOSED RETAINING WALL
WITH 5' ACCESS EASEMENT

20' EXISTING SANITARY
SEWER EASEMENT

10' MULTI-USE PATH

R37'

R45'

STREET D

15' X 280' SDT

R300'

LONG MELFORD DRIVE

65'
R/W

R28' (TYP)

10'

R230'

16' X 240' SDT

PROPOSED 30' SANITARY
SEWER EASEMENT

5' CONCRETE
SIDEWALK

EXISTING 20' SANITARY
SEWER EASEMENT

PROPOSED RETAINING WALL

35' B/B

65' R/W

STREET H

R28' (TYP)

LONG MELFORD DR.

EXISTING STREAM ℄

10' ASPHALT
TRAIL

20' STORMWATER MAINT.
& ACCESS EASEMENT

EXISTING
WETLANDS

PROPOSED RETAINING WALL
WITH 5' ACCESS EASEMENT

EXISTING
WETLAND

SCM 3

EXISTING STREAM ℄

10' ASPHALT GREENWAY W/
20' PUBLIC ACCESS EASEMENT

EXISTING NON-JURISDICTIONAL
STREAM ℄

STORM
DRAINAGE
EASEMENT

EXISTING
WETLANDS

50' NEUSE
RIVER BUFFER

OPEN SPACE #8

10' ASPHALT
GREENWAY AND 20'
ACCESS EASEMENT

EXISTING WETLANDS

SCM 4

MATCHLINE C2-1

MATCHLINE C2-3

MATCHLINE C2-2

MATCHLINE C2-1

15' TYPE 2
PERIMETER
BUFFER

PROPERTY
BOUNDARY

5' CONCRETE
SIDEWALK

20' PRIVATE
ACCESS EASEMENT

LONG MELFORD DRIVE

#24- For all streets, please include bearings and distance information

R230'

35' B-B

60' ROW

20' EXISTING SANITARY
SEWER EASEMENT

50' NEUSE
RIVER BUFFER

5' CONCRETE
SIDEWALK (TYP)

PROPOSED RETAINING WALL
WITH 5' ACCESS EASEMENT

5' (TYP)

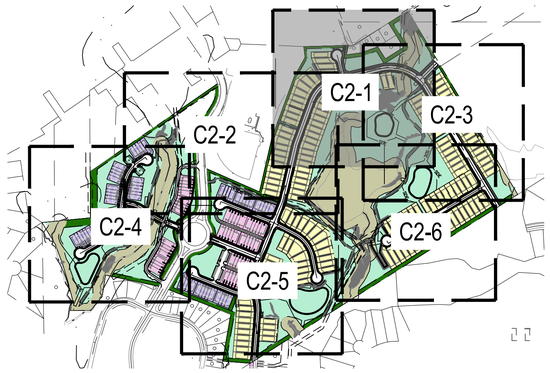
20' (TYP)

20' (TYP)

179 5,631 SF
178 6,028 SF
177 6,132 SF
176 7,881 SF
175 6,185 SF
174 6,428 SF
173 6,704 SF
172 6,205 SF
171 5,125 SF
170 5,125 SF
169 5,125 SF
168 5,125 SF
167 5,125 SF
166 5,125 SF
165 5,200 SF
164 6,065 SF
163 5,125 SF
162 5,125 SF
161 5,125 SF
160 5,125 SF
159 5,125 SF
158 5,125 SF
157 5,125 SF
197 8,165 SF
196 5,306 SF
195 5,125 SF
194 5,125 SF
193 5,125 SF
192 5,125 SF
191 5,125 SF
190 5,125 SF
189 5,645 SF
188 5,047 SF
187 5,123 SF
186 5,123 SF
185 5,123 SF
184 5,123 SF
183 5,123 SF
198 5,132 SF
199 5,532 SF
200 5,229 SF
201 5,124 SF
202 5,124 SF
203 5,139 SF
204 5,023 SF
205 5,125 SF
206 5,125 SF
207 5,125 SF
208 5,125 SF
209 5,125 SF

SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED ACCESSIBLE RAMP
- PROPOSED STANDARD DUTY CONCRETE PAVMT
- TYPICAL FITNESS STATION
- PROPOSED EASEMENT
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- * POLLINATOR GARDEN
- FUTURE SIDEWALK



SHEET KEY

0 25' 50' 100'
SCALE: 1" = 50'

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

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
6	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGENC.COM
NC LICENSE #C-4397

LENNAR CORPORTAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
92 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(1 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
DEBRA M. FERM
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-1

g:\NCA\Projects\Lennar\8430-03 - lennar - school street - rolesville\03 - DWG\plansheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-1 ENLARGED SITE PLAN (1 OF 6) Plotted: 6/1/2023 1:39:48 PM

SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED ACCESSIBLE RAMP
- PROPOSED STANDARD DUTY CONCRETE PAVMT
- TYPICAL FITNESS STATION
- PROPOSED EASEMENT
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- POLLINATOR GARDEN
- FUTURE SIDEWALK

#14- Please show labels for adjacent properties

#29- Is this greenway going to be connecting in to anything?

#28- wetland in easement- if planning on removing wetland in this area make sure to show on demolition sheets

#20- Why is the proposed public utility easement overlapping the existing public utility easement?

#30- This is construction drawing review. Please show alignment. Existing conditions and what it is tying into will need to be shown.

#31- Will fire require access? If so, min 28' is required

#30- On-site greenway design should be shown. Easement for greenway will be needed if public greenway.

#25- label SDE- public or private?

#28- wetland is overlapping road. Will this wetland be removed? Or will some sort of bridge or other measure be proposed to protect the wetland?

#32- Existing walk is not shown

#33- Is the intent for these paths to connect? If so, adjust linework.

#20- label lines or remove if duplicates

#12- text cut off

#21- what is this pointing to?

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1993 PG 1381
PIN# 1758895219

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 2006 PG 1022
PIN# 1758882842

PARCEL A
TOWN OF ROLESVILLE
PARK EXPANSION PROPERTY
±1.5 AC.

THE TOWN OF ROLESVILLE
DB 5134 PG 618
BM 1991 PG 1333
PIN# 1758980948

REDFORD PLACE DRIVE (60' PUBLIC ROW)

LONG MELFORD DRIVE

STREET C

STREET E

ALLEY 1 (PRIVATE)

ALLEY 1-3 (PUBLIC)

OPEN SPACE #1

OPEN SPACE #3

OPEN SPACE #4

OPEN SPACE #5

EXISTING 20' DRAINAGE EASEMENT

EXTENT OF FLOOD PRONE SOIL PER WAKE GIS

EXISTING STREAM

EXISTING 30' COR PUBLIC UTILITY EASEMENT

PROPOSED 20' PUBLIC UTILITY EASEMENT

PROPOSED PUBLIC UTILITY EASEMENT

50' NEUSE RIVER BUFFER

PARALLEL PARKING

PROPOSED 10' ASPHALT GREENWAY WITH 20' EASEMENT

GREENWAY CROSSWALK

20' PUBLIC SDE

20' PRIVATE SDE

EXISTING 30' PUBLIC UTILITY EASEMENT

6' SIDEWALK

30' SEPARATION

20' LANDSCAPE BUFFER

STANDARD DRIVEWAY APRON

EXISTING SIDEWALK TO REMAIN

ALIGNMENT TO BE CONFIRMED DURING CONSTRUCTION DRAWING REVIEW

FUTURE ALIGNMENT TO BE DETERMINED DURING CONSTRUCTION DRAWING REVIEW

OFF-SITE SEGMENTS OF GREENWAY ARE SUBJECT TO APPROVAL BY THE TOWN OF ROLESVILLE

15' TYPE 2 PERIMETER BUFFER

25' TYPE 3 PERIMETER BUFFER

MATCHLINE C2-2

MATCHLINE C2-5

MATCHLINE C2-1

PROPERTY BOUNDARY

5' CONCRETE SIDEWALK

20' PRIVATE ACCESS EASEMENT

60' ROW

35' B-B

20' EXISTING SANITARY SEWER EASEMENT

50' NEUSE RIVER BUFFER

PROPOSED RETAINING WALL WITH 5' ACCESS EASEMENT

TOP OF BANK

ZONING LINE

10' CORNER SETBACK

PUBLIC STORM DRAINAGE EASEMENT

VARIABLE WIDTH - SANITARY S EASEME

SHEET KEY

C2-1 C2-2 C2-3 C2-4 C2-5 C2-6

SCALE: 1" = 50'

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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NC LICENSE #C-4397

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PARKER RIDGE
62 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(2 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERM

PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-2

g:\NCA\Projects\Lennar\8430-03 - lennar - school street - rolesville\03 - DWG\plansheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-2 ENLARGED SITE PLAN (2 OF 6) Plotted: 6/1/2023 1:39:58 PM

SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
- PROPOSED SIGN
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- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
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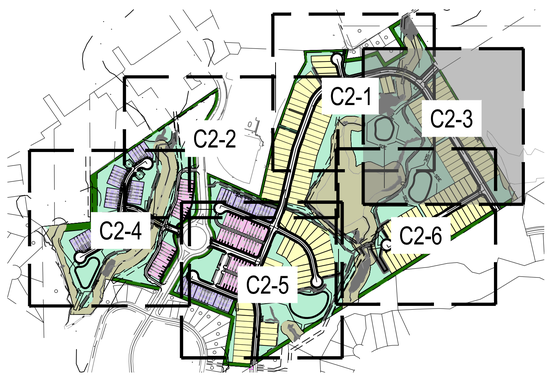
- FUTURE SIDEWALK



SHEET KEY

SCALE: 1" = 50'

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06/01/2023	PER TOWN OF ROLESVILLE COMMENT					

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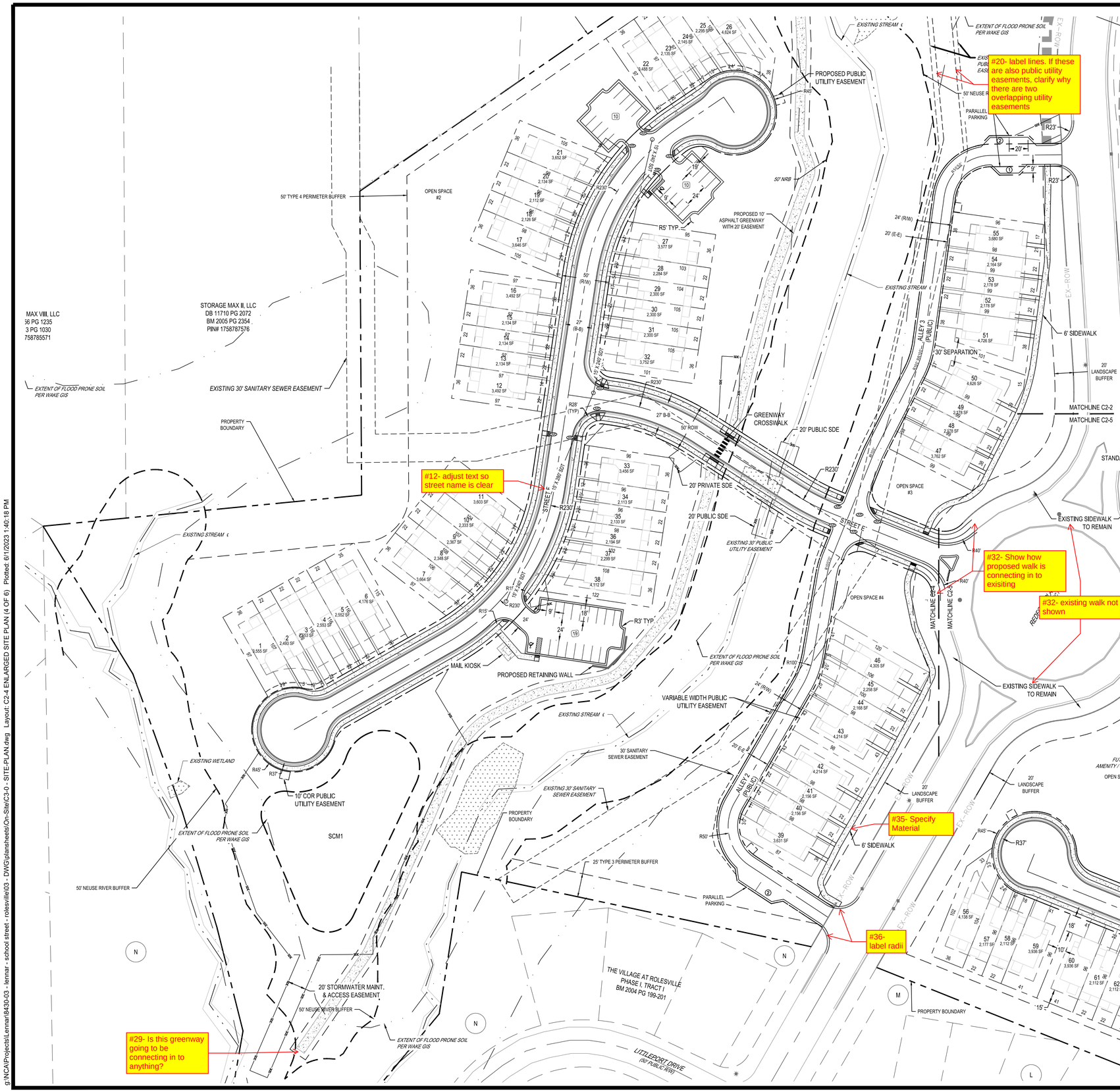
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN (3 OF 7)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERRI
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-3



SITE PLAN LEGEND

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- PROPOSED SETBACK
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
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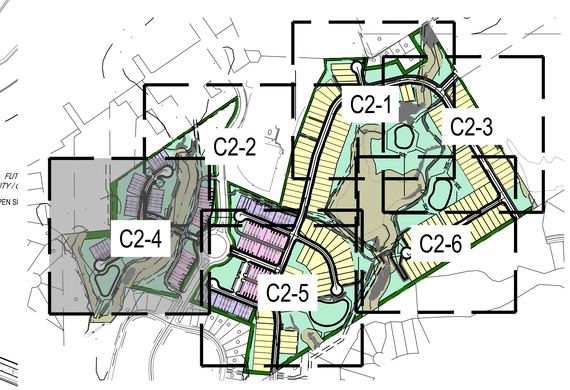
- FUTURE SIDEWALK



SHEET KEY

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04/03/2023	INITIAL SUBMITTAL	
06/01/2023	PER TOWN OF ROLESVILLE COMMENT	

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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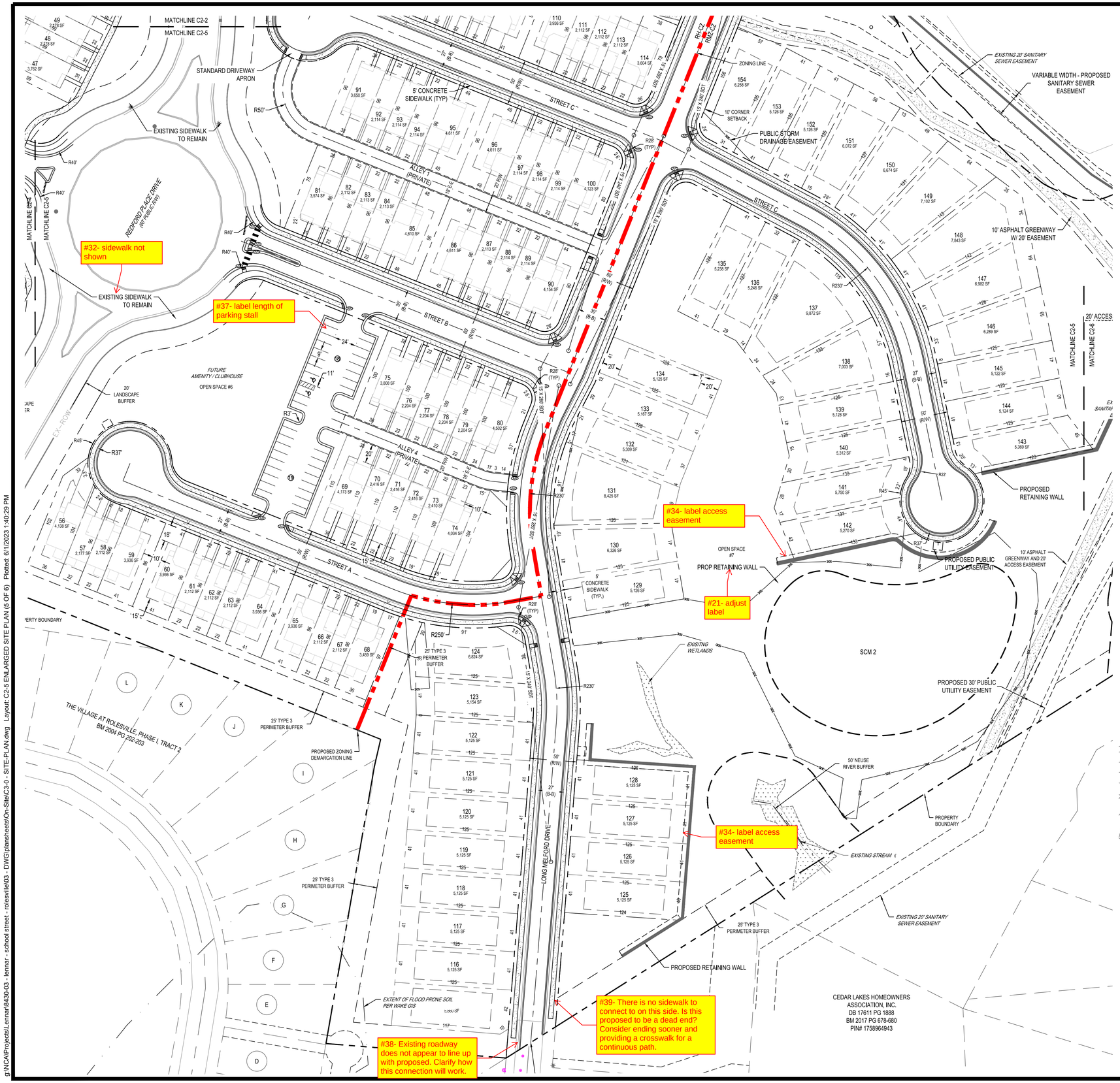
ENLARGED SITE PLAN (4 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERRY
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-4

g:\NCA\Projects\Lennar\8430-03 - lennar - school street - rolesville\03 - DWG\plansheets\On-Site\C3-0 - SITE-PLAN.dwg Layout: C2-4 ENLARGED SITE PLAN (4 OF 6) Plotted: 6/1/2023 1:40:18 PM



SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
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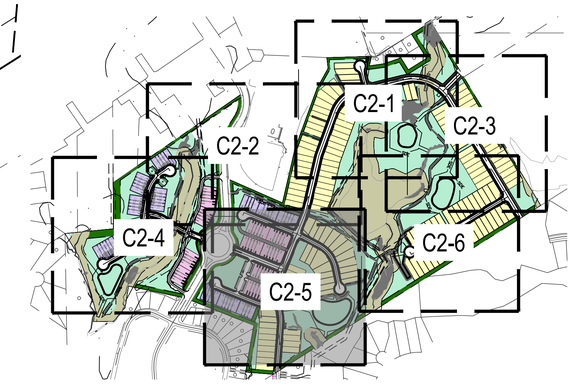

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REVIEWED BY: DF

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PARKER RIDGE
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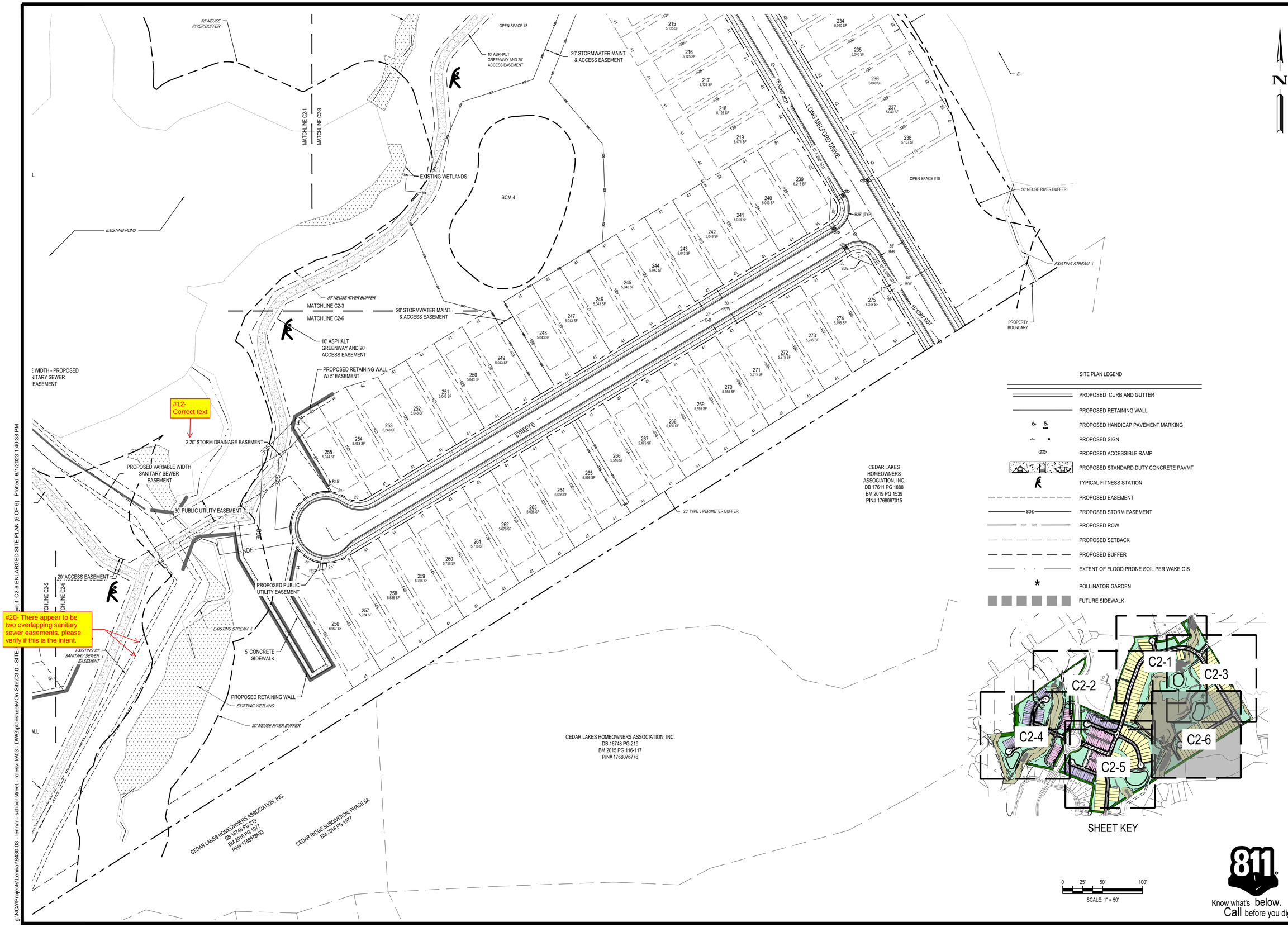
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN (5 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
DEBRA M. FERN
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-5



REV		
04/03/2023	INITIAL SUBMITTAL	
06/01/2023	PER TOWN OF ROLESVILLE COMMENT	

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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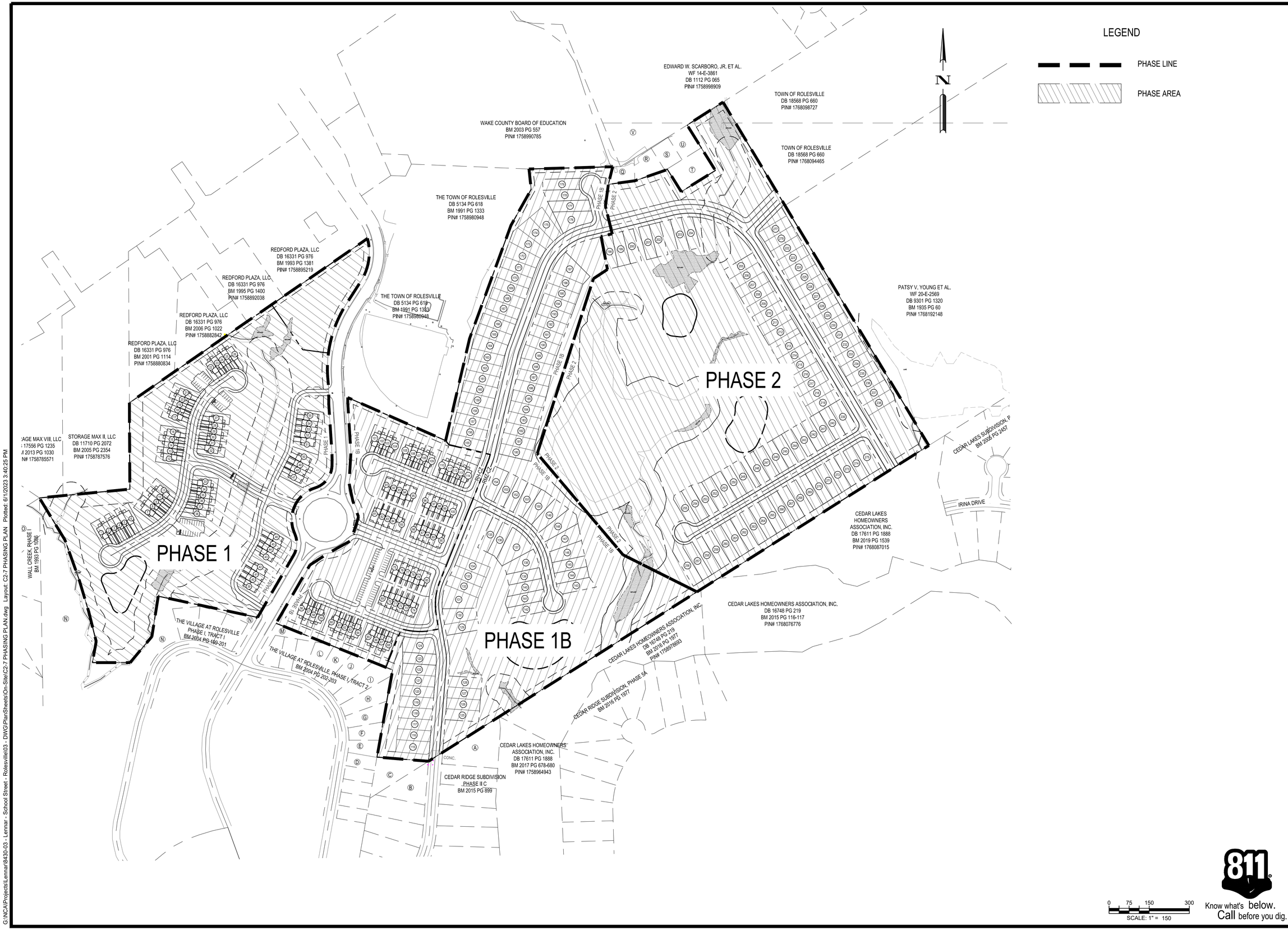
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(6 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-6



REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
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DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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LENNAR CORPORTAION
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MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

PHASING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
DEBRA M. FERM
NOT FOR CONSTRUCTION

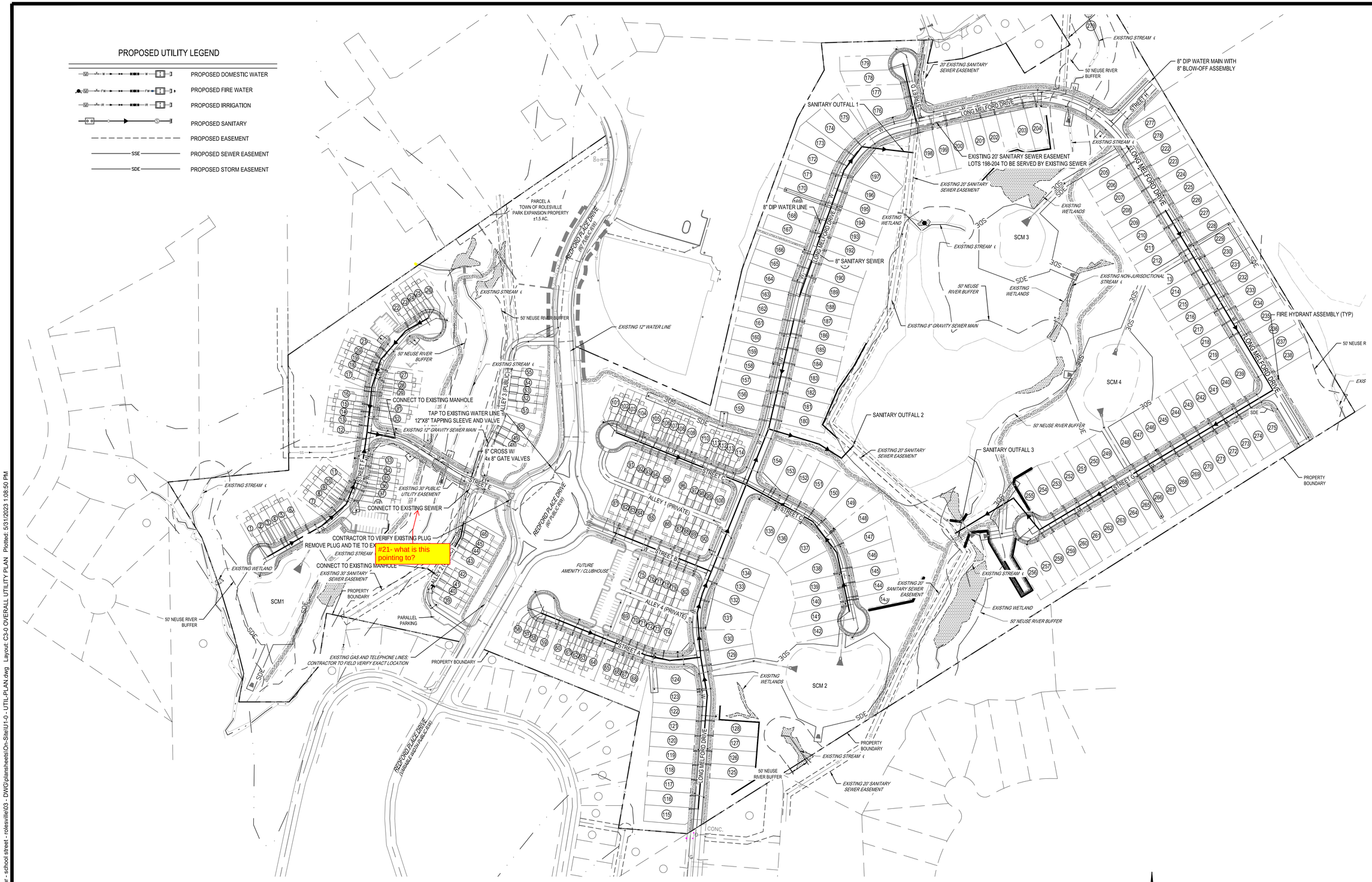
FILE NUMBER: 8430-03
DATE: 06/01/2023
C2-7

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

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C2-7 PHASING PLAN.dwg Layout: C2-7 PHASING PLAN Plotted: 6/1/2023 3:40:25 PM

PROPOSED UTILITY LEGEND

- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY
- PROPOSED EASEMENT
- SSE — PROPOSED SEWER EASEMENT
- SDE — PROPOSED STORM EASEMENT



N

SCALE: 1" = 120

0 60 120 240

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

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
6	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

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LENNAR CORPORTAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
62 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

OVERALL UTILITY PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERN
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03

DATE: 06/01/2023

C3-0

WAKE COUNTY BOARD OF EDUCATION
BM 2003 PG 557
PIN# 1758990785

PROPERTY BOUNDARY

EXTENT OF FLOOD PRO. PER WAKE GIS

EXISTING STREAM

20.0' EXISTING SANITARY SEWER EASEMENT

50' NEUSE RIVER BUFFER

EXISTING SANITARY SEWER

8" BLOW-OFF ASSEMBLY

EX. SMH-40468

10' CORWLE

SMH-50

PROPOSED 6" DIP WA

30' EXISTING SAN SEWER EASEME

EXISTING CLEAN OUTS TO BE ABANDONED IN PLACE PER COR STANDARD

#41- Abandon cleanouts if not being used for this development; City of Raleigh to provide final approval for sewer

#40- This structure location does not match what is shown on the grading plan, please update so sheets are consistent

EX. SMH-13315

STREET O

LONG MELFORD DRIVE

STREET H

EX. SMH-13329

EXISTING SANITARY SEWER

TO INSTALL:
1x 8"X6" TEE
2x 8" GATE VALVE
1x 6" GATE VALVE

FIRE HYDRANT ASSEMBLY
1x 8"x6" TEE
1x 6" GATE VALVE
(TYP)

CONTRACTOR TO INSTALL:
1x 8" TEE
3x 8" GATE VALVE

SMH-39

PROPOSED 30' SANITARY SEWER EASEMENT

DH SMH-38

SMH-40

162.40'

PROPOSED 8" PVC SANITARY SEWER

EXISTING 20' SANITARY SEWER EASEMENT

SMH-49

LONG MELFORD DRIVE

MATCHLINE C3-2

MATCHLINE C3-1

PROPERTY BOUNDARY

EX. SMH-13372

EXISTING WETLAND

PROPOSED ¾" WATER SERVICE AND METER (TYP)

PROPOSED 4" SANITARY SERVICE AND CLEANOUT (TYP)

20' PRIVATE ACCESS EASEMENT

FIRE HYDRANT ASSEMBLY (TYP)

EXISTING WETLANDS

20' STORM DRAINAGE EASEMENT

SMH-48

SCM 3

EXISTING STREAM

EXISTING NON-JURISDICTIONAL STREAM

#42- Rip rap and SDE seem to indicate there is a storm pipe here that is not currently being shown.

50' NEUSE RIVER BUFFER

OPEN SPACE #8

SMH-41

EX. SMH-12880

SMH-21A

20' EXISTING SANITARY SEWER EASEMENT

50' NEUSE RIVER BUFFER

MATCHLINE C3-1

MATCHLINE C3-3

OLESVILLE
3 618
1333
30948

PROPOSED UTILITY LEGEND

- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
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- PROPOSED SANITARY
- PROPOSED EASEMENT
- SSE — PROPOSED SEWER EASEMENT
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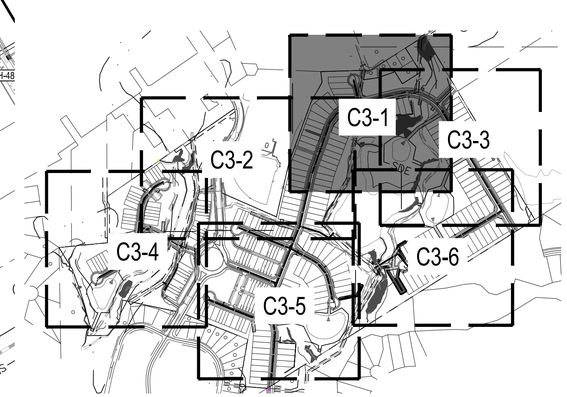

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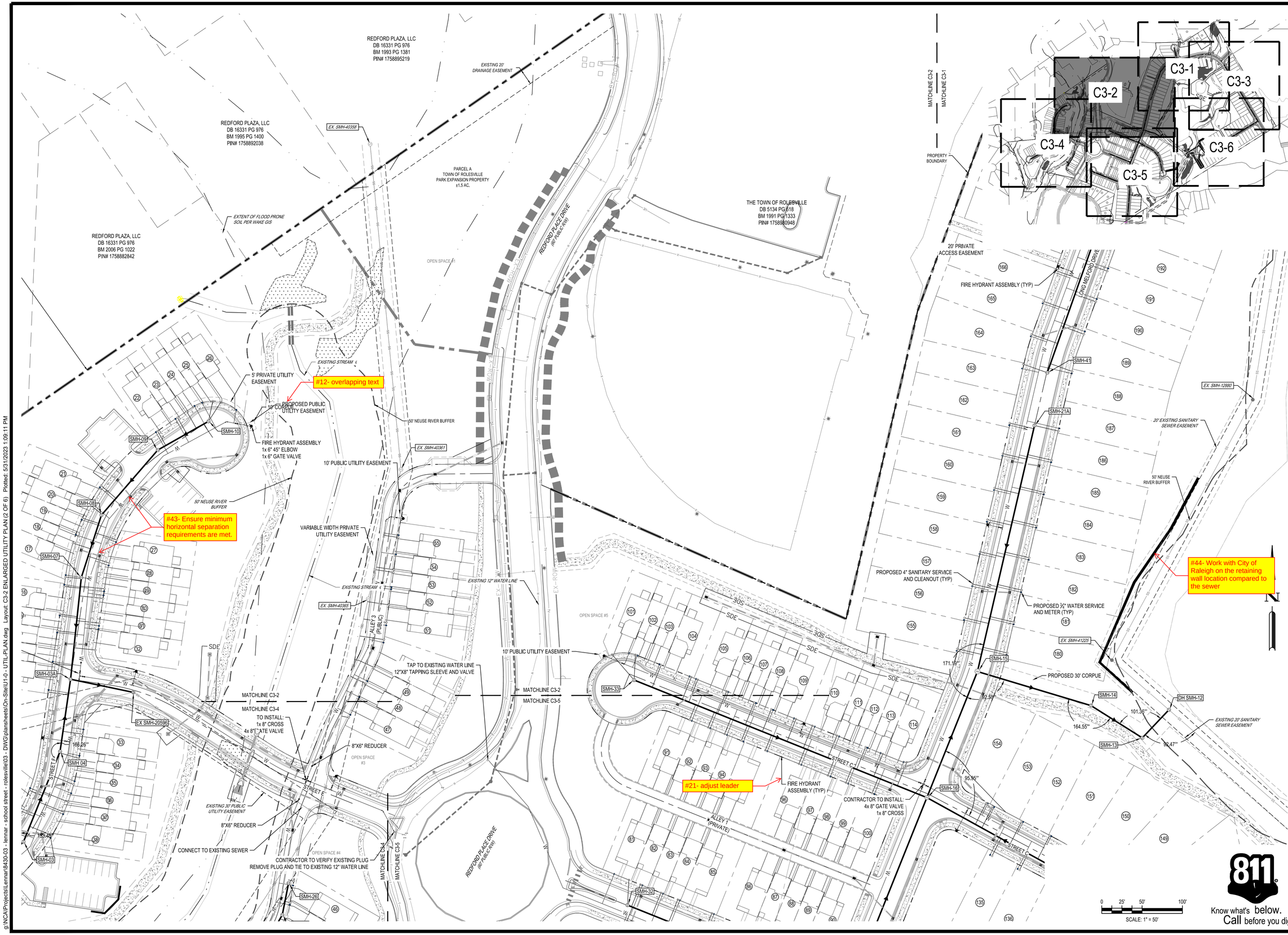
ENLARGED UTILITY PLAN (1 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
DEBRA M. FERRI
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C3-1



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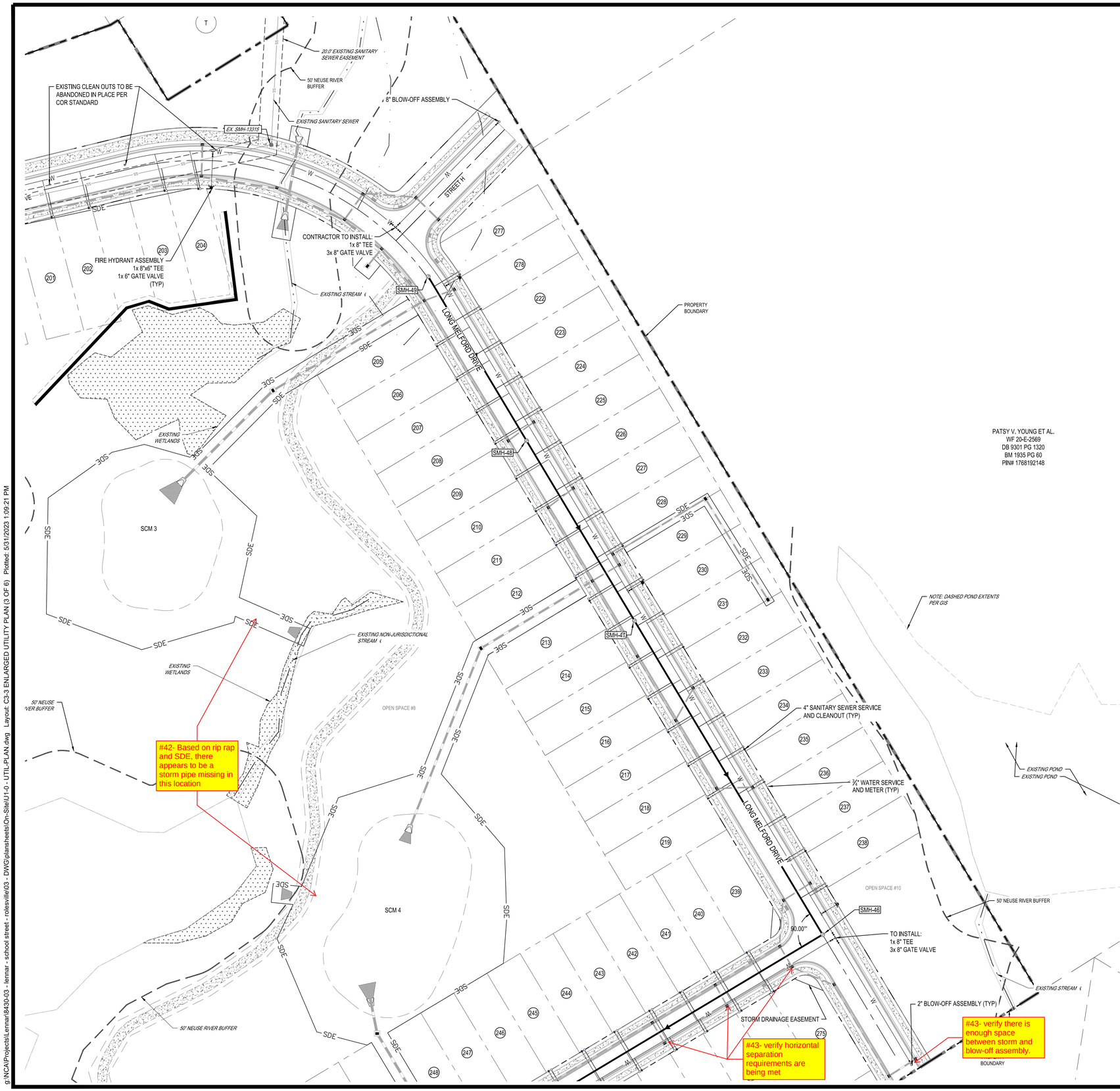
ENLARGED UTILITY PLAN (2 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
DEBRA M. FERM
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C3-2



PROPOSED UTILITY LEGEND

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- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY
- PROPOSED EASEMENT
- SSE — PROPOSED SEWER EASEMENT
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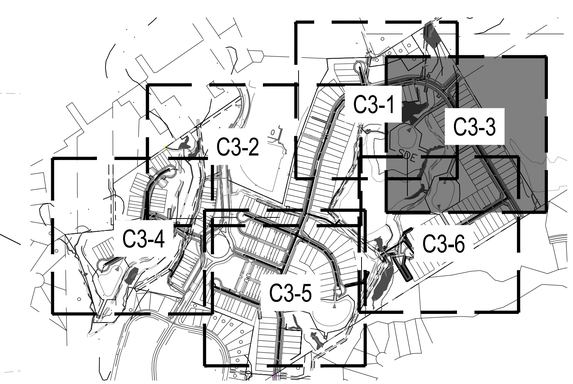

0 25' 50' 100'
SCALE: 1" = 50'

Know what's below. Call before you dig.

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06/01/2023	PER TOWN OF ROLESVILLE COMMENT	

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DRAWN BY: DF/JWM
REVIEWED BY: DF

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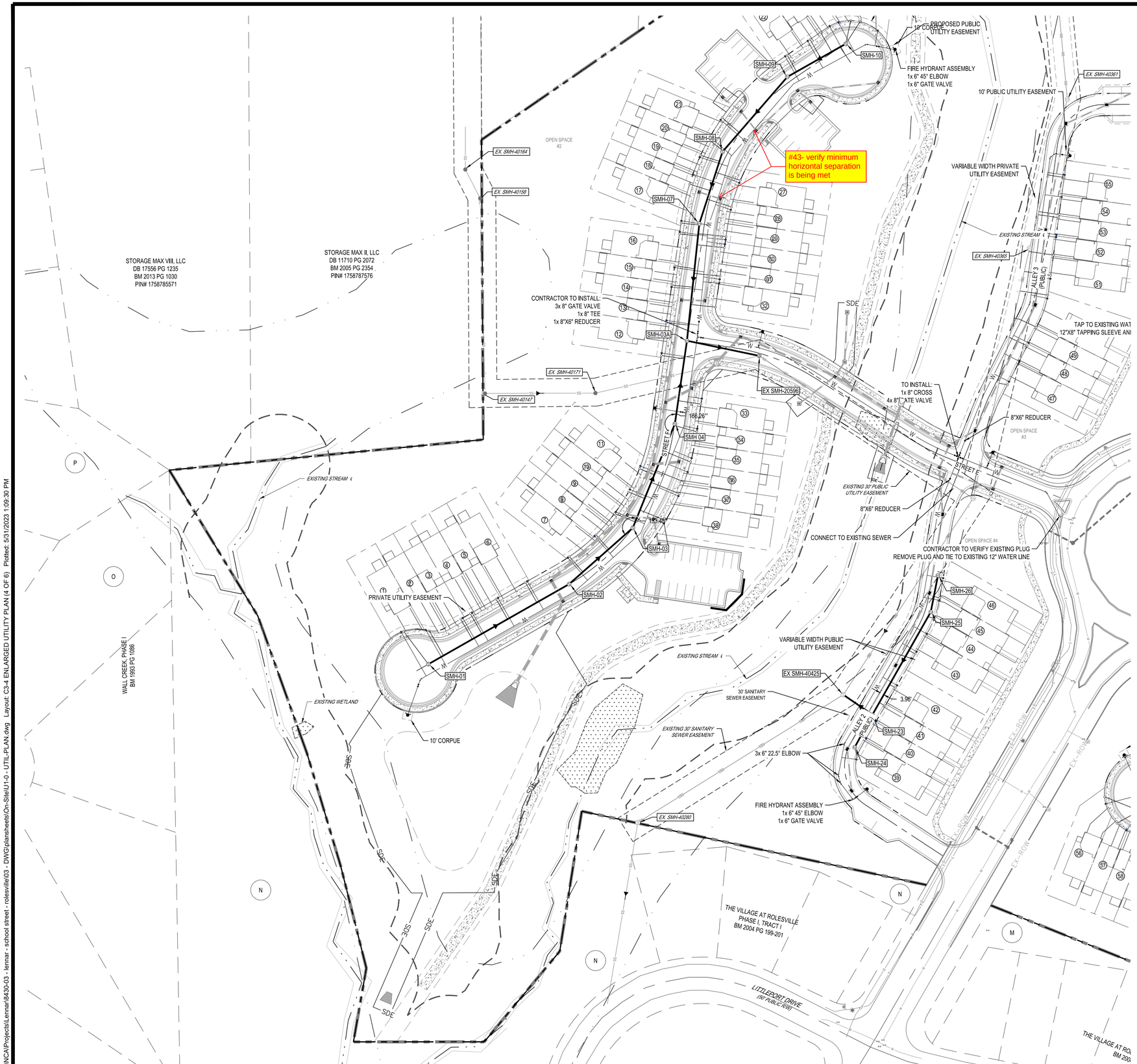
ENLARGED UTILITY PLAN (3 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
DEBRA M. FERRI
NOT FOR CONSTRUCTION

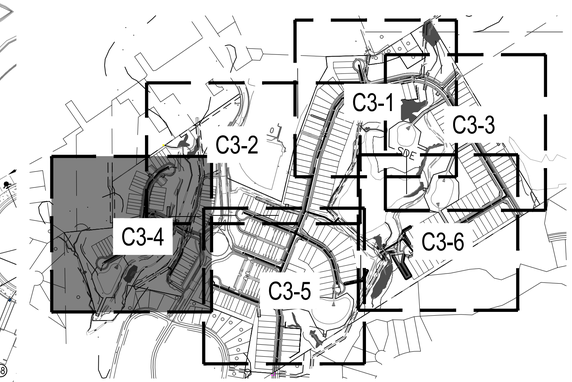
FILE NUMBER: 8430-03
DATE: 06/01/2023
C3-3

g:\NCA\Projects\Lennar\8430-03 - lennar - school street - rolesville\03 - DWG\plansheets\On-Site\U1-0 - UTIL-PLAN.dwg Layout: C3-3 ENLARGED UTILITY PLAN (3 OF 6) Plotted: 5/31/2023 1:09:21 PM



PROPOSED UTILITY LEGEND

- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY
- PROPOSED EASEMENT
- SSE — PROPOSED SEWER EASEMENT
- SDE — PROPOSED STORM EASEMENT



0 25' 50' 100'
SCALE: 1" = 50'

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

REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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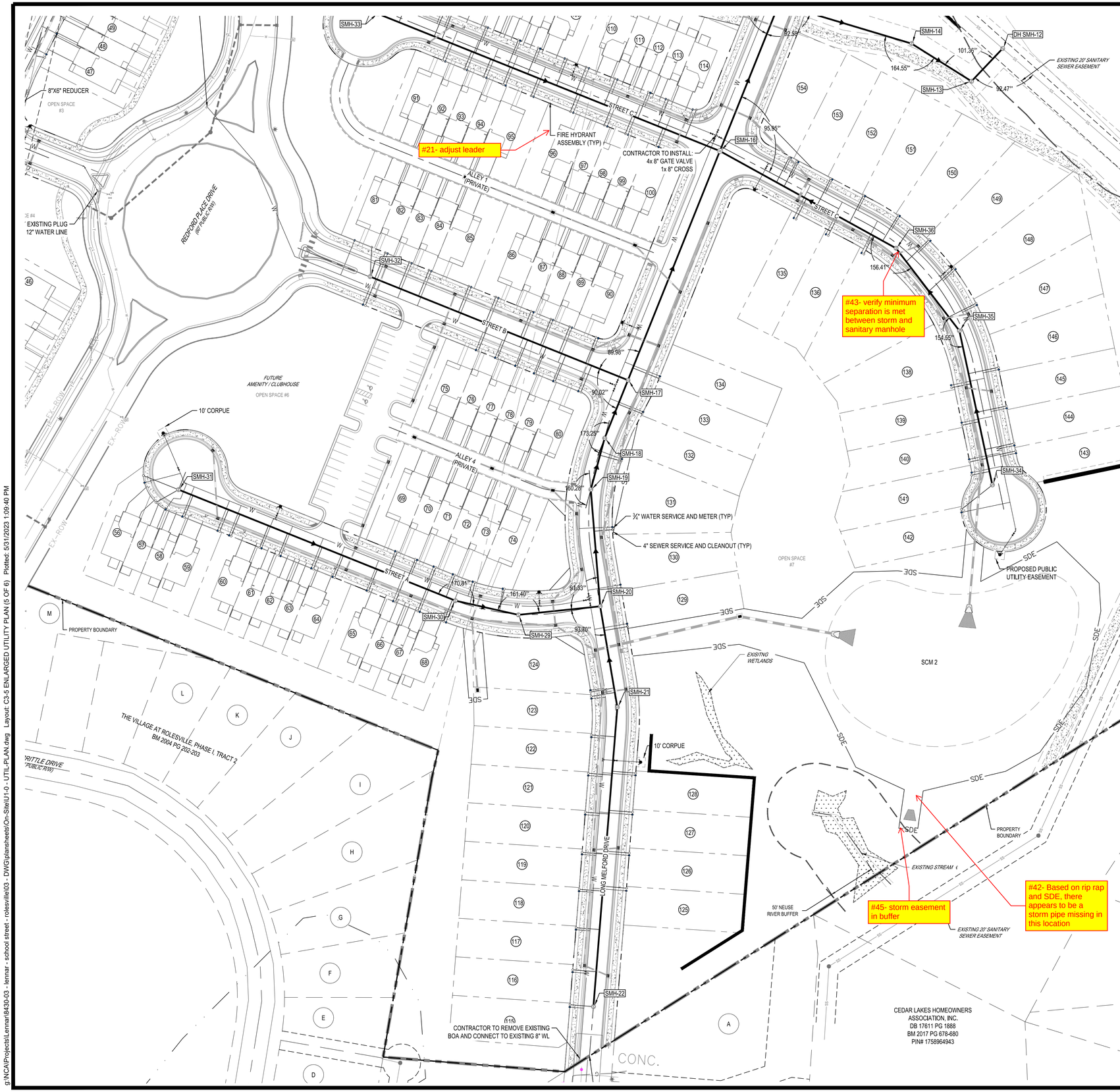
PARKER RIDGE
83 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED UTILITY PLAN (4 OF 6)

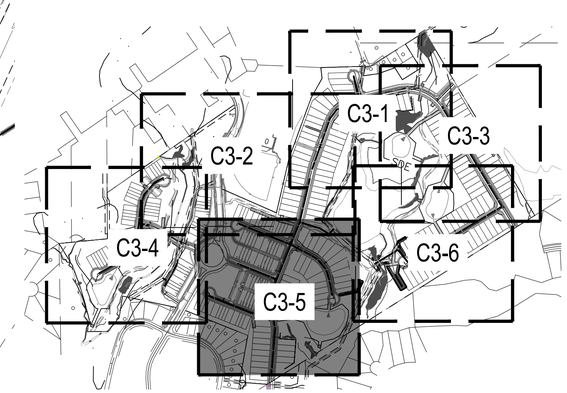
NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FERGUSON
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C3-4



PROPOSED UTILITY LEGEND

- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY
- PROPOSED EASEMENT
- SSE — PROPOSED SEWER EASEMENT
- SDE — PROPOSED STORM EASEMENT



0 25' 50' 100'
SCALE: 1" = 50'

Know what's below. Call before you dig.

REV		
04/03/2023	INITIAL SUBMITTAL	
06/01/2023	PER TOWN OF ROLESVILLE COMMENT	

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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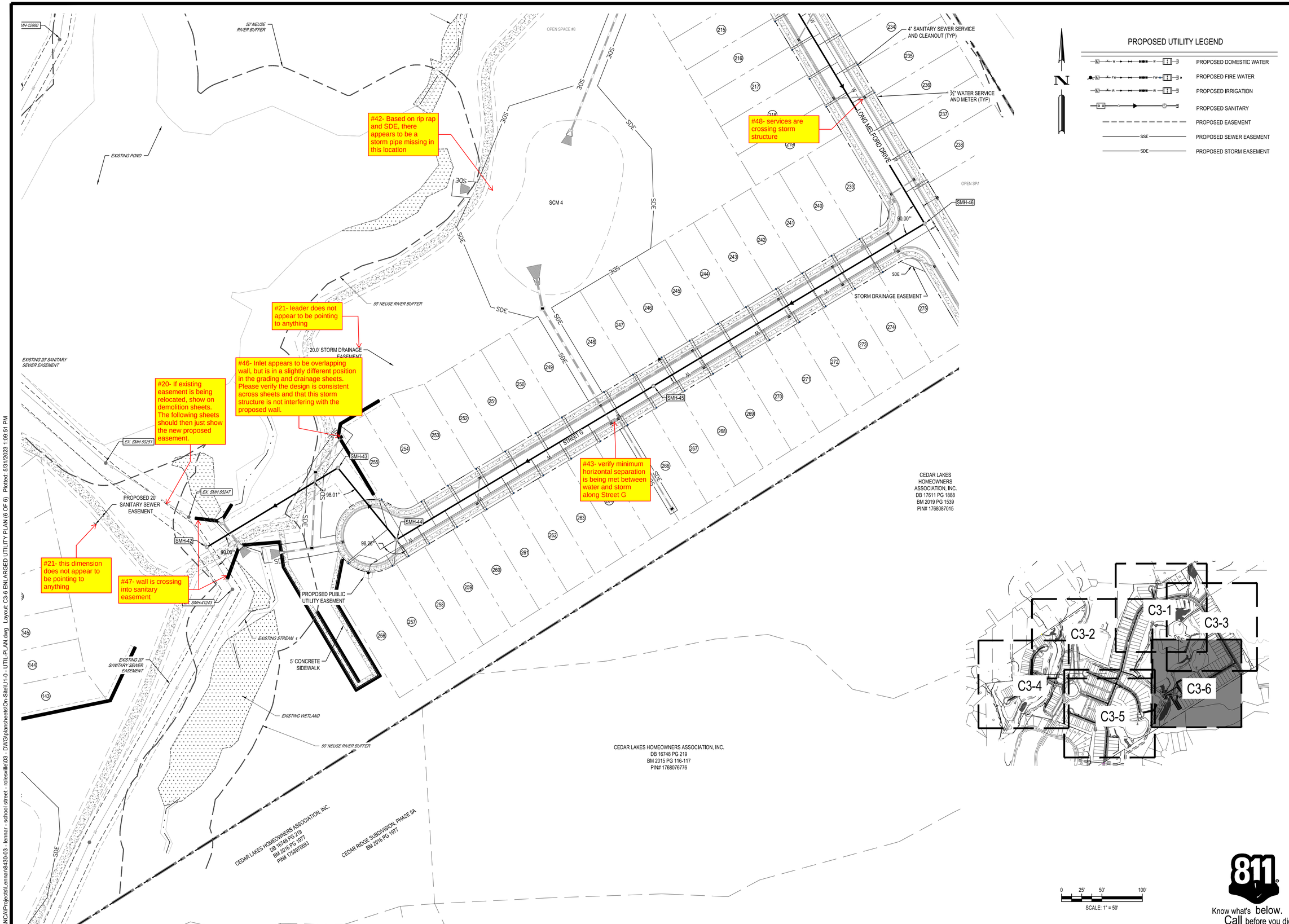
ENLARGED UTILITY PLAN (5 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
DEBRA M. FERM
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C3-5



REV	DATE	DESCRIPTION
1	04/03/2023	INITIAL SUBMITTAL
2	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
3		
4		
5		
6		

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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ENLARGED UTILITY PLAN (6 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
DEBRA M. FERM
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C3-6

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REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

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OVERALL GRADING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERRY

PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03

DATE: 06/01/2023

C4-0

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-0 OVERALL GRADING PLAN Plotted: 6/1/2023 1:32:27 PM

#49- There are several areas throughout all grading sheets where there aren't many proposed contour labels. Please ensure a sufficient amount of contours are labeled so the grading can be easily followed. This also applies to existing contour labels.

#50- Please label storm pipe size and material type. This applies to all grading and drainage sheets.

#51- Proposed contours should tie into existing

#34- label easement

#52- How will this wall be designed? If design is to be by others, please be sure to include a note indicating this. This note applies to all retaining walls.

#54- can the Street D label be moved up some so this storm crossing can be seen?

#55- Consider the angle of the pipes and direction of flow for the storm sewer system.

#56- Please show culvert design with plans/storm package. Design for culverts is a 25-yr storm. HGLs will need to be within the pipe. This comment applies to all culverts

#57- Confirm if trees are to be cleared? Trees to be removed should be shown on demo plan

#53- Proposed drainage easement is required on swales crossing 2 or more lots. This comment applies to all applicable swales.

#62- Steep slopes in this area, can they be reduced to 3:1?

#61- How is water draining?

#49- add contour labels in this area

#63- Verify contours are correct- it's hard to tell what's going on in this area and it appears some contours are very close together; ensure slopes aren't too steep

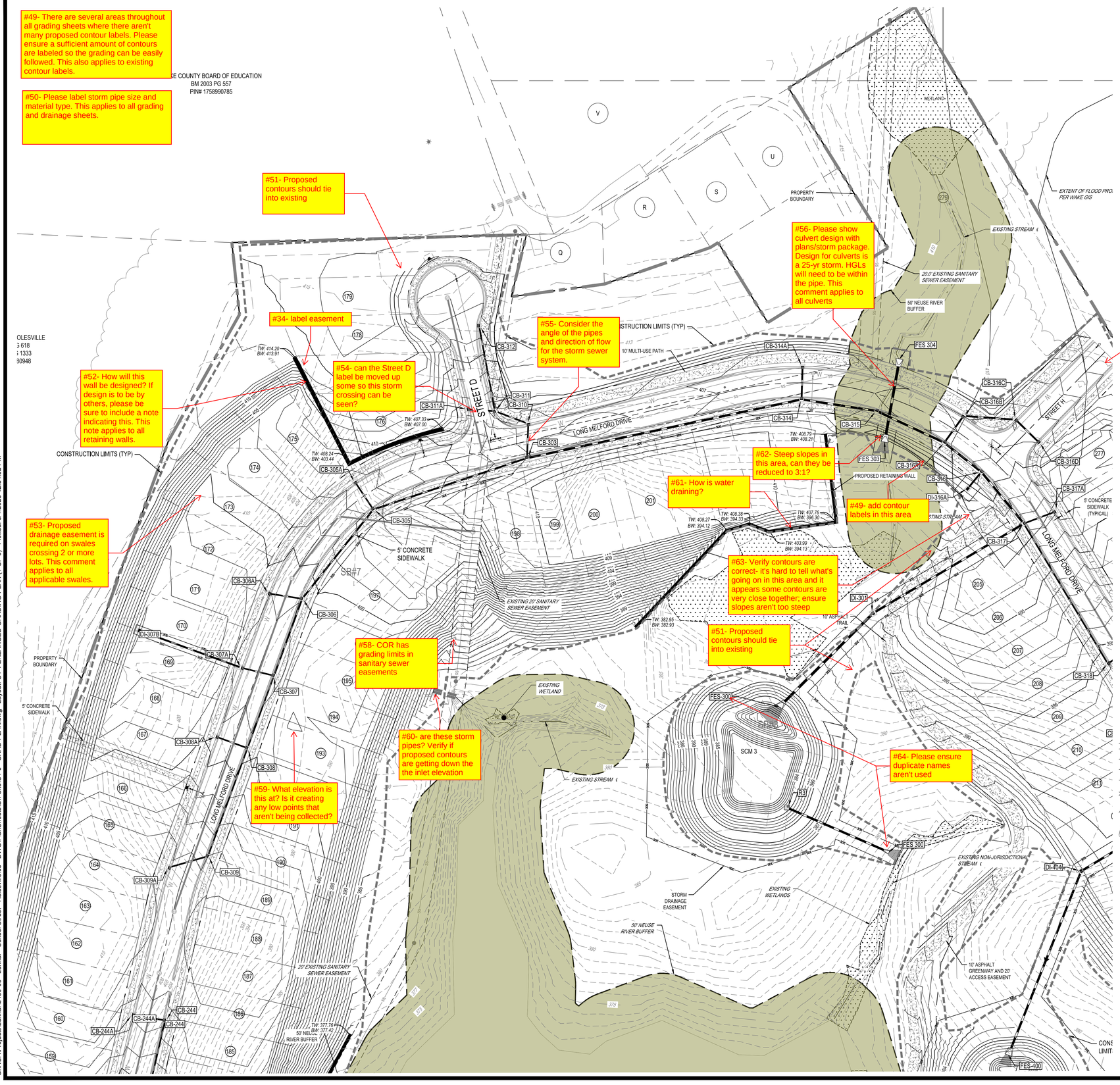
#51- Proposed contours should tie into existing

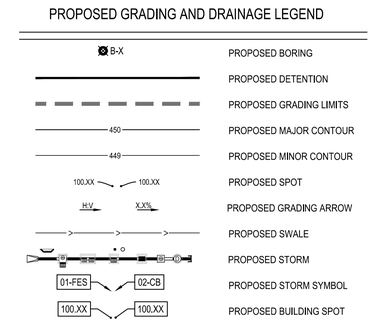
#58- COR has grading limits in sanitary sewer easements

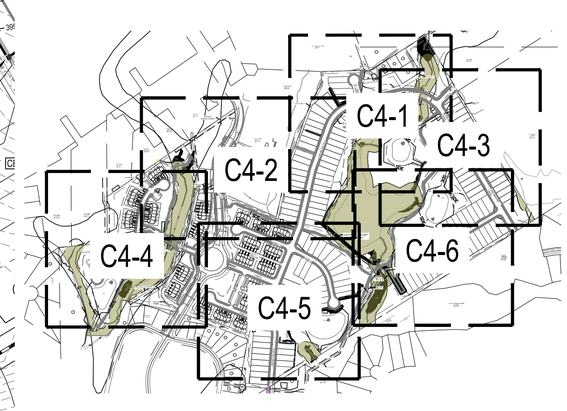
#60- are these storm pipes? Verify if proposed contours are getting down the the inlet elevation

#59- What elevation is this at? Is it creating any low points that aren't being collected?

#64- Please ensure duplicate names aren't used







0 25' 50' 100'
SCALE: 1" = 50'

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REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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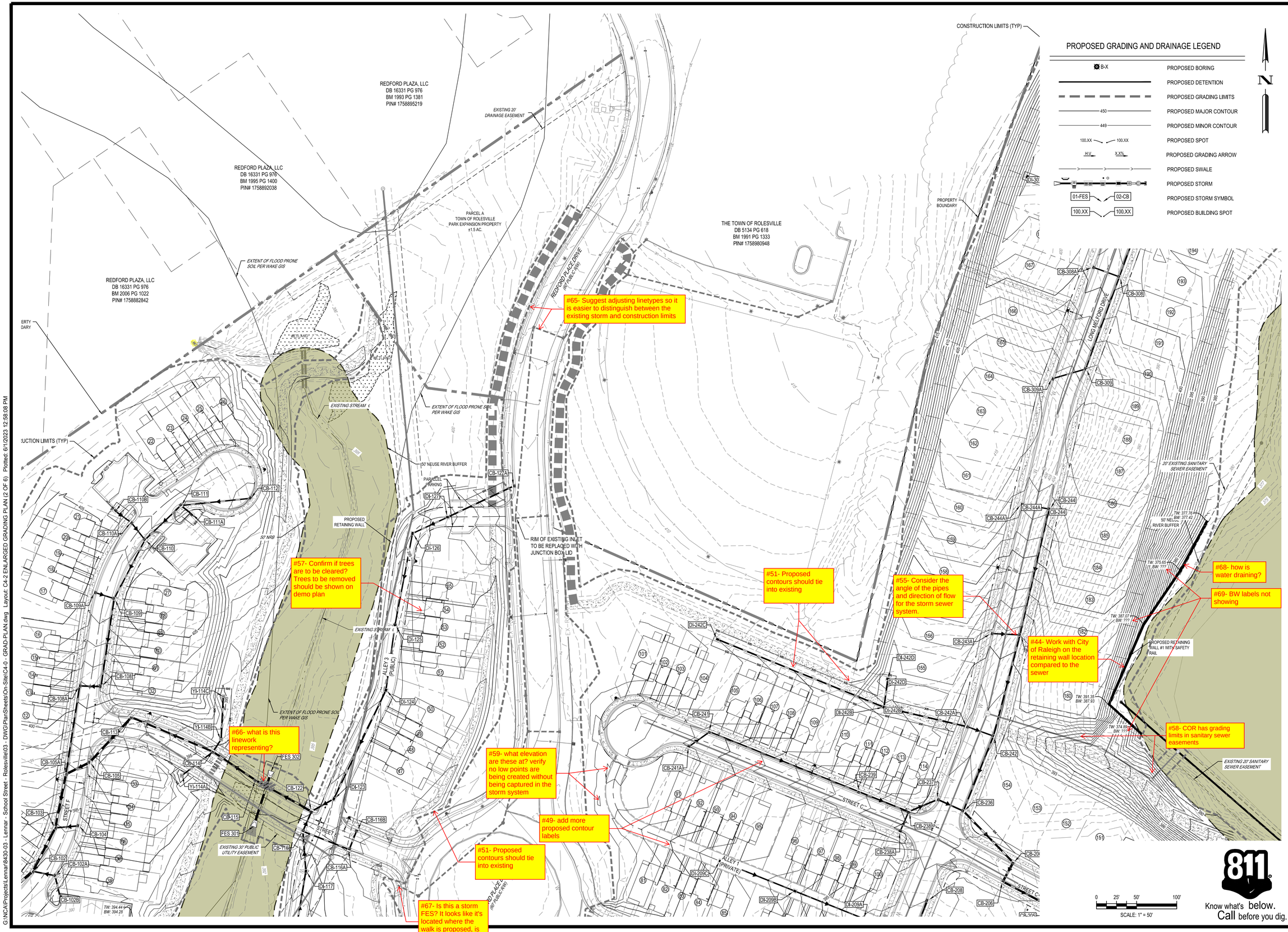
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED GRADING PLAN (1 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERRY
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C4-1



REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

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ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED GRADING PLAN (2 OF 6)

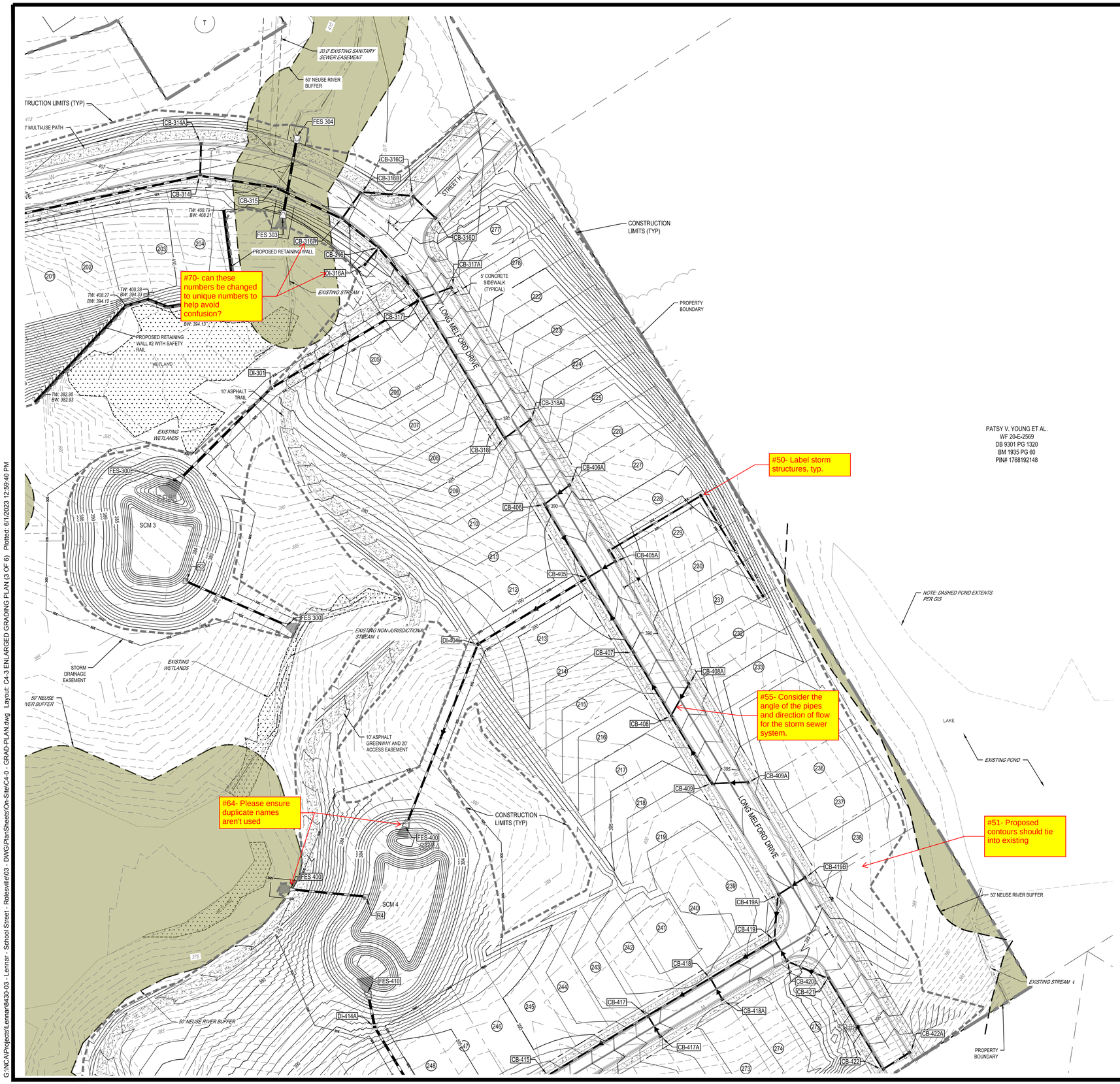
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERM
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03

DATE: 06/01/2023

C4-2

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-2 ENLARGED GRADING PLAN (2 OF 6) Plotted: 6/1/2023 12:58:08 PM



N

PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
	PROPOSED GRADING LIMITS
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT
H:V X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL
100.XX 100.XX	PROPOSED BUILDING SPOT

0 25' 50' 100'
SCALE: 1" = 50'

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
0	04/03/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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ENLARGED GRADING PLAN (3 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERM
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C4-3

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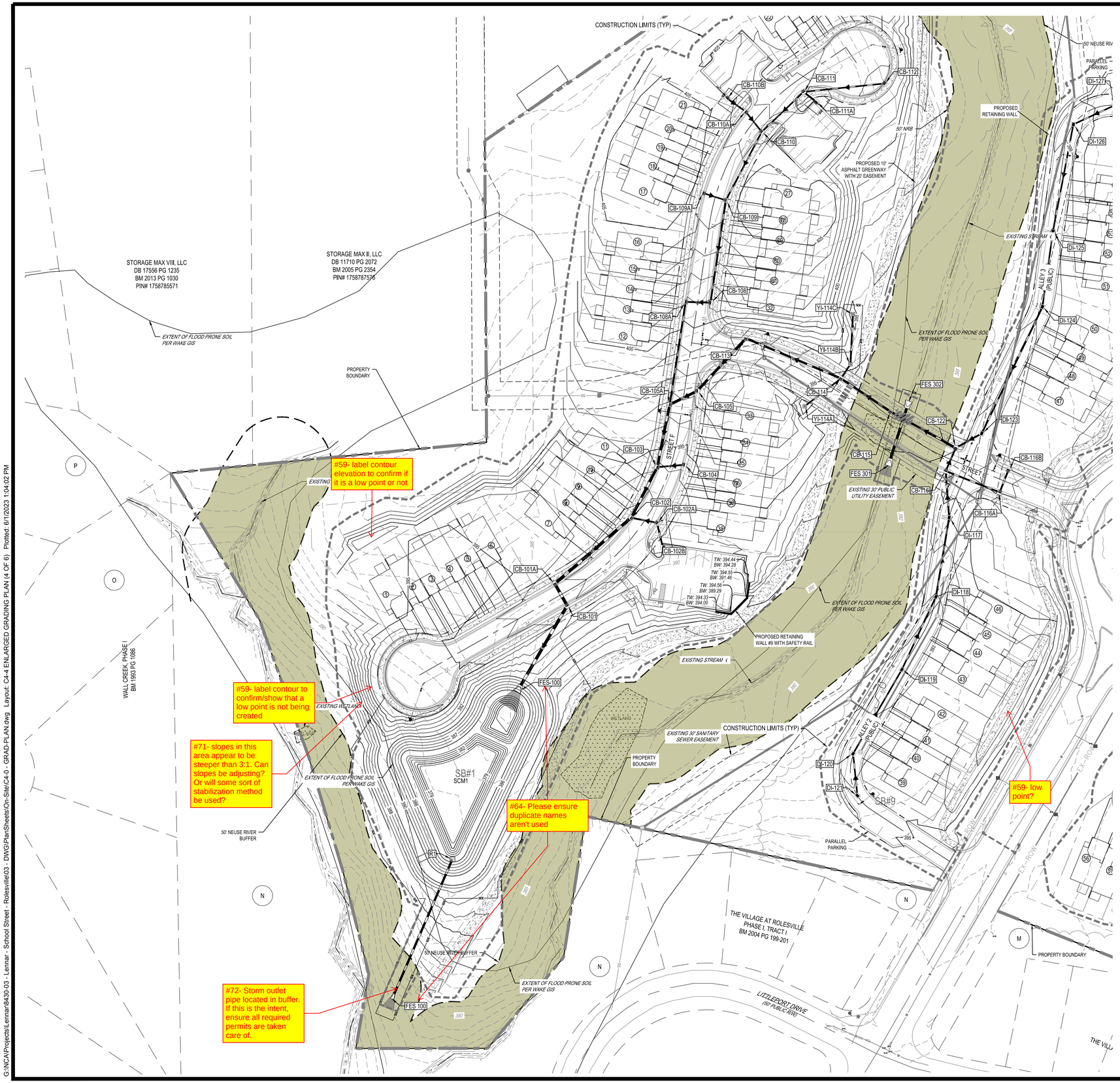

PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
	PROPOSED GRADING LIMITS
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT
H:V X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL
100.XX 100.XX	PROPOSED BUILDING SPOT

REV		
04/03/2023	INITIAL SUBMITTAL	
06/01/2023	PER TOWN OF ROLESVILLE COMMENT	

DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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ENLARGED GRADING PLAN (4 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERRI
PRELIMINARY
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FILE NUMBER: 8430-03
DATE: 06/01/2023
C4-4

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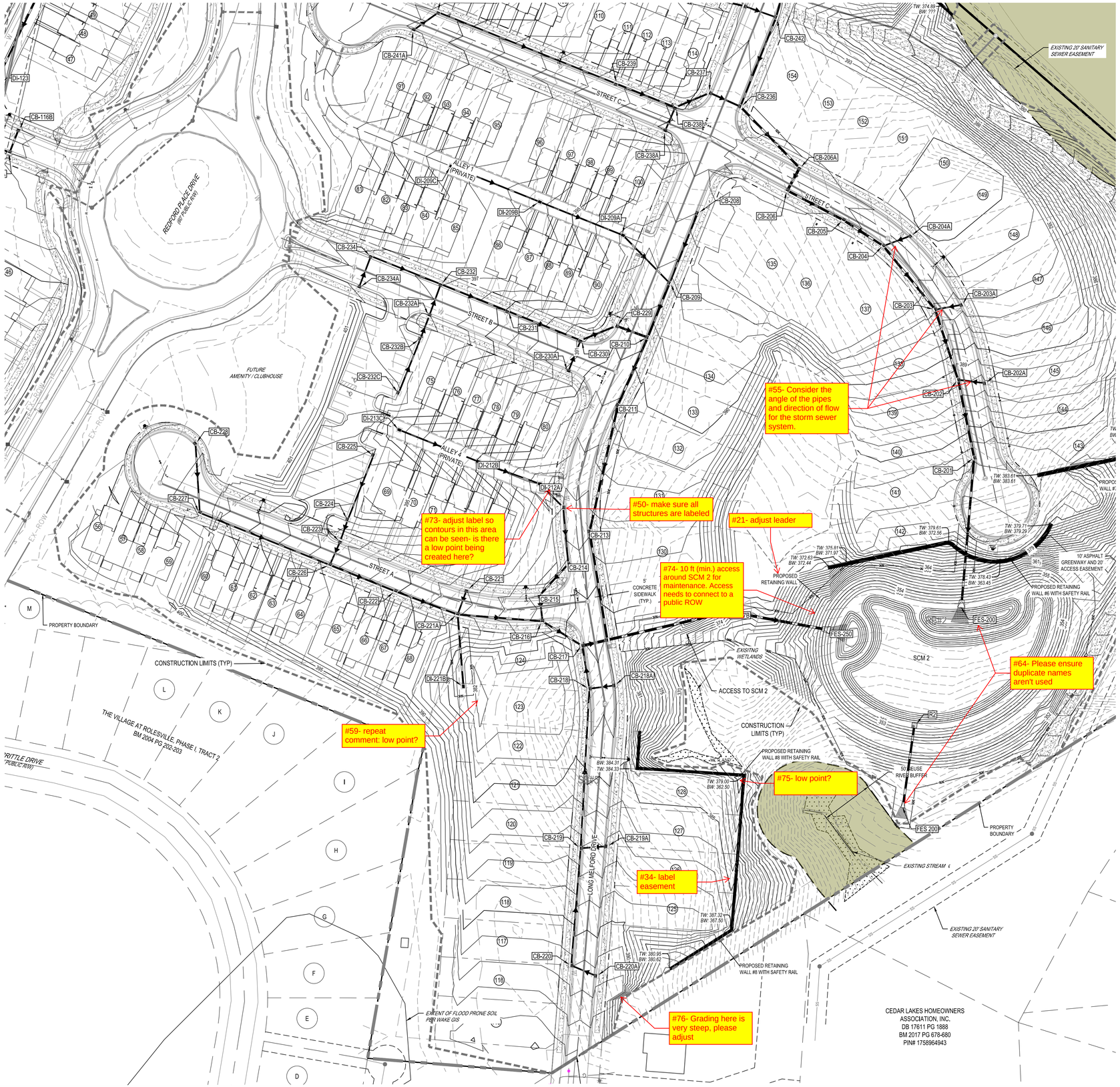

PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
	PROPOSED GRADING LIMITS
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT
H:V X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL
100.XX 100.XX	PROPOSED BUILDING SPOT

REV	DATE	
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ENLARGED GRADING PLAN (5 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERRY
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C4-5

0 25' 50' 100'
SCALE: 1" = 50'

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

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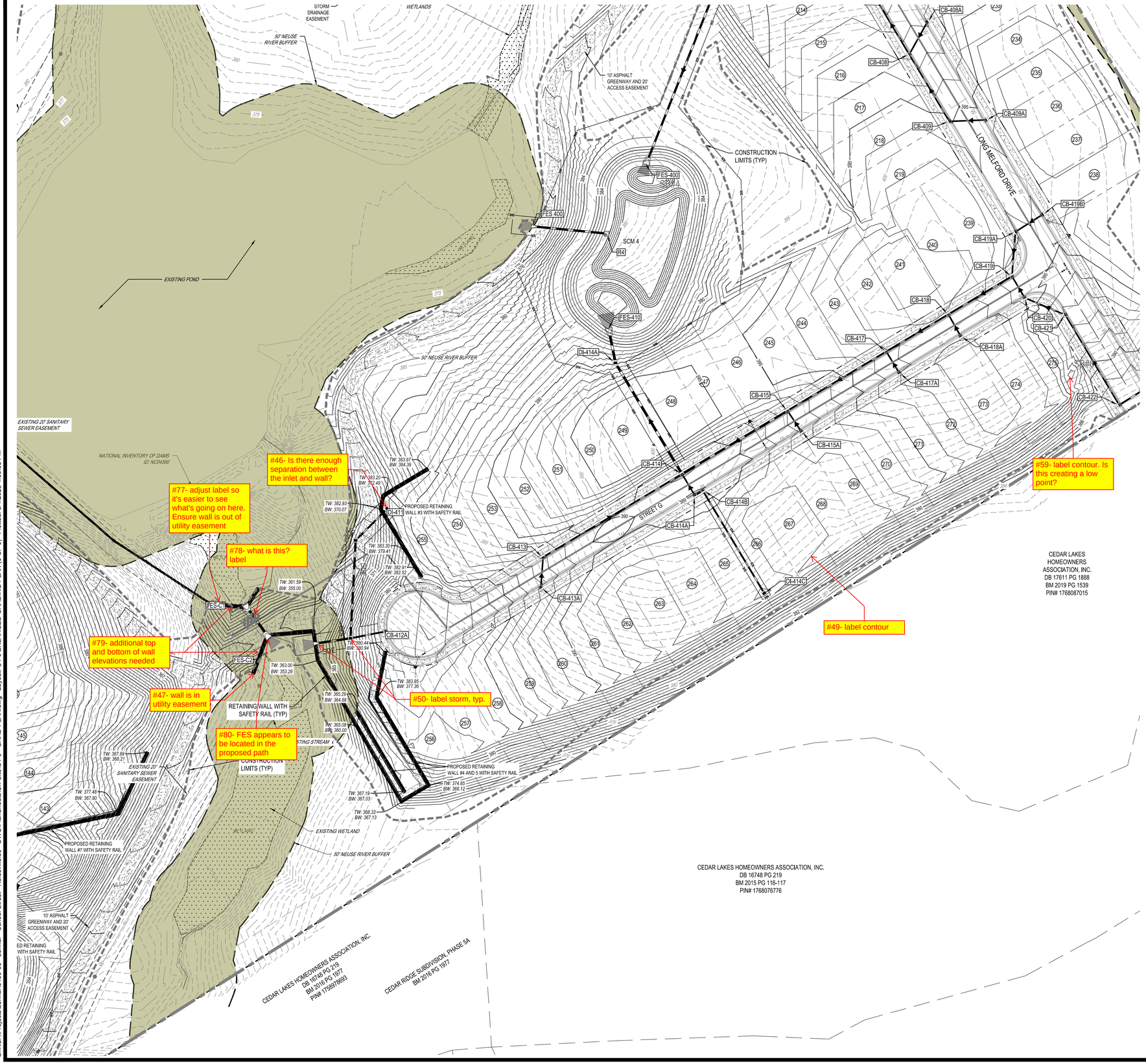

PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
	PROPOSED GRADING LIMITS
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT
H:V X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL
100.XX 100.XX	PROPOSED BUILDING SPOT

N

SCALE: 1" = 50'

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ENLARGED GRADING PLAN (6 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL DEBRA M. FERRI
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 06/01/2023
C4-6

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