

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
IMPERVIOUS EXISTING	2,885	0.07
IMPERVIOUS PROPOSED	1,101,898	25.30
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
MAX BUILDING HEIGHT	35'ft	
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
GROSS TRACT AREA	628,146	14.42
NOTE: SEE PHASING PLAN (C2-7) FOR MAP VIEW OF GROSS TRACT AREA		
LOT AREA	330,922	7.60
TOTAL UNITS	114	
PROPOSED DENSITY (DU/AC)	4.1	
MAXIMUM DENSITY (DU/AC)	9	
MAX BUILDING HEIGHT	35' ft	

V2 - CID-23-06
Pt 1 of 4,
Cover - C3-6

OPEN SPACE CALCULATIONS

RH-CZ OPEN SPACE		
RH-CZ TOTAL AREA	27.50	AC
REQUIRED OPEN SPACE (15%)	4.13	AC
REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE)	2.06	AC
PROVIDED OPEN SPACE	12.07	AC
PROVIDED ACTIVE OPEN SPACE	2.36	AC

RM-CZ CLUSTER OPEN SPACE		
RM-CZ CLUSTER TOTAL AREA	57.89	AC
REQUIRED OPEN SPACE (12%)	6.95	AC
REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE)	3.47	AC
REQUIRED CLUSTER DEVELOPMENT OPEN SPACE (40%)	23.16	AC
PROVIDED OPEN SPACE (40%)	23.93	AC
PROVIDED ACTIVE OPEN SPACE	3.66	AC

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	90	
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	19	
ALLEY 4	12	0	12	24	3	27	3	24	
ALLEY 1	20	0	20	40	5	45	5	40	
C	14	8	6	20	4	32	12	20	
FUTURE CLUBHOUSE*						6			
TOTAL				103		140	37	140	

*PROPOSED CLUBHOUSE IS 1,000 SF & MINIMUM PARKING IS 5 + 1/1000 SF FOR OUTDOOR RECREATION ROUNDED UP.

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 YOUR INFORMATION ONLY. THE EXACT LOCATION 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 "RM PARCEL").
 - A. LIVE-WORK UNIT
 - B. RESIDENTIAL CARE (ALF, ILF, CFC)
 - C. TELECOMMUNICATIONS TOWER
3. THE RM 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
 - B. THE RM PARCEL SHALL HAVE A MAXIMUM OF 170 SINGLE-FAMILY DETACHED DWELLINGS.
5. A SINGLE FAMILY DETACHED HOME SHALL BE DEVELOPED AND DONATED AS PART OF FOUNDATION WARMED HOMES, OPERATION COMING HOME, OPERATION FAMILY HOME, OR SIMILAR ORGANIZATION PROVIDING AFFORDABLE HOUSING. DEVELOPER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF FOLEYSVILLE PERMIT FEES FOR THIS HOME.
6. 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 TREES, ARE MILKWEED OR OTHER MILKWEED SPECIES. THE POLLINATOR GARDEN SHALL BE A PERIMETER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN, TYPE 3 AND TYPE 4 PERIMETER BUFFERS MAY INCLUDE 6 FEET INSTANCES 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 FACADE OF THE HOUSE.
 - D. A MINIMUM OF 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 FITCHES ON THE MAIN ROOF MAY HAVE A PITCH BETWEEN 5/12 AND 12 ON 12; G. ROOF MATERIALS SHALL BE SHALTY SHINGLES, METAL, COPPER OR WOOD; H. MINIMUM 12" FRONT OVERHANGS;
 - I. A COVERED STOP OR PORCH AT LEAST 20 SF AND 5'5" DEEP.
 - J. ALL WINDOWS ON FRONT FACADES SHALL HAVE SHUTTERS OR WINDOW TRIM.
 - K. A MINIMUM 6" OF REAR EXTERIOR WALL.
 - 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. 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" CEMENT BOARD OR GYP BOARD FOR 5' AND 4" FOR THE REMAINDER;
 D. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
 E. MINIMUM 12" FRONT OVERHANGS;
 F. A COVERED STOOP OR PORCH ON EAST 28' AND 5' DEEP;
 G. SHUTTERS OR WINDOW TRIM SHALL BE ON FRONT FACADE WINDOWS;
 H. A MINIMUM 64 SF PEAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES;
 I. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS);
 J. THE TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT;
 K. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
 THE DEVELOPER SHALL OFFER TO DEDICATE THE SECTION OF LAND LABELED AS "PARCEL - A - TOWN OF WILSON PARK" TO THE CITY OF WILSON FOR THE PURPOSE OF A PARK. THIS LAND SHALL COMPLY WITH ALL TOWNHOUSE SPACE REQUIREMENTS FOR THE OVERALL DEVELOPMENT.
 11. 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. FEBRUARY 2, 2020 (THE "TIA"). NOTWITHSTANDING THE FOREGOING, THE PROJECT SHALL NOT HAVE A PUBLIC STREET ACCESS TO SCHOOL STREET.
 12. DEVELOPER SHALL DESIGN AND CONSTRUCT: (1) THE PUBLIC CORRIDOR STREET IDENTIFIED AS ACCESS D IN THE TIA THAT EXTENDS THE STREET NETWORK WITHIN THE DEVELOPMENT THROUGH WAKE COUNTY AND THE "TURN LANE" "C" AND "D" LOCATED IN PARCELS 2, 2020 (THE "TIA"). NOTWITHSTANDING THE FOREGOING, THE PROJECT SHALL TURN LANE WITH 75 FEET OF FULL-WIDTH UNDERPASS AND APPROPRIATE TURN PAVEMENT 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 IN CONFORMANCE WITH ALL TOWNHOUSE SPACE REQUIREMENTS. THE PROJECT SHALL BE LOCATED IN SUBSTANTIAL CONFORMANCE WITH THE CORRIDOR SHOWN IN THE ATTACHED EXHIBIT B. 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" PROJECT. THE PROJECT SHALL BE SUBJECT TO A CRD AS AGRUED 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 APPROX. OF THE 138TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT.

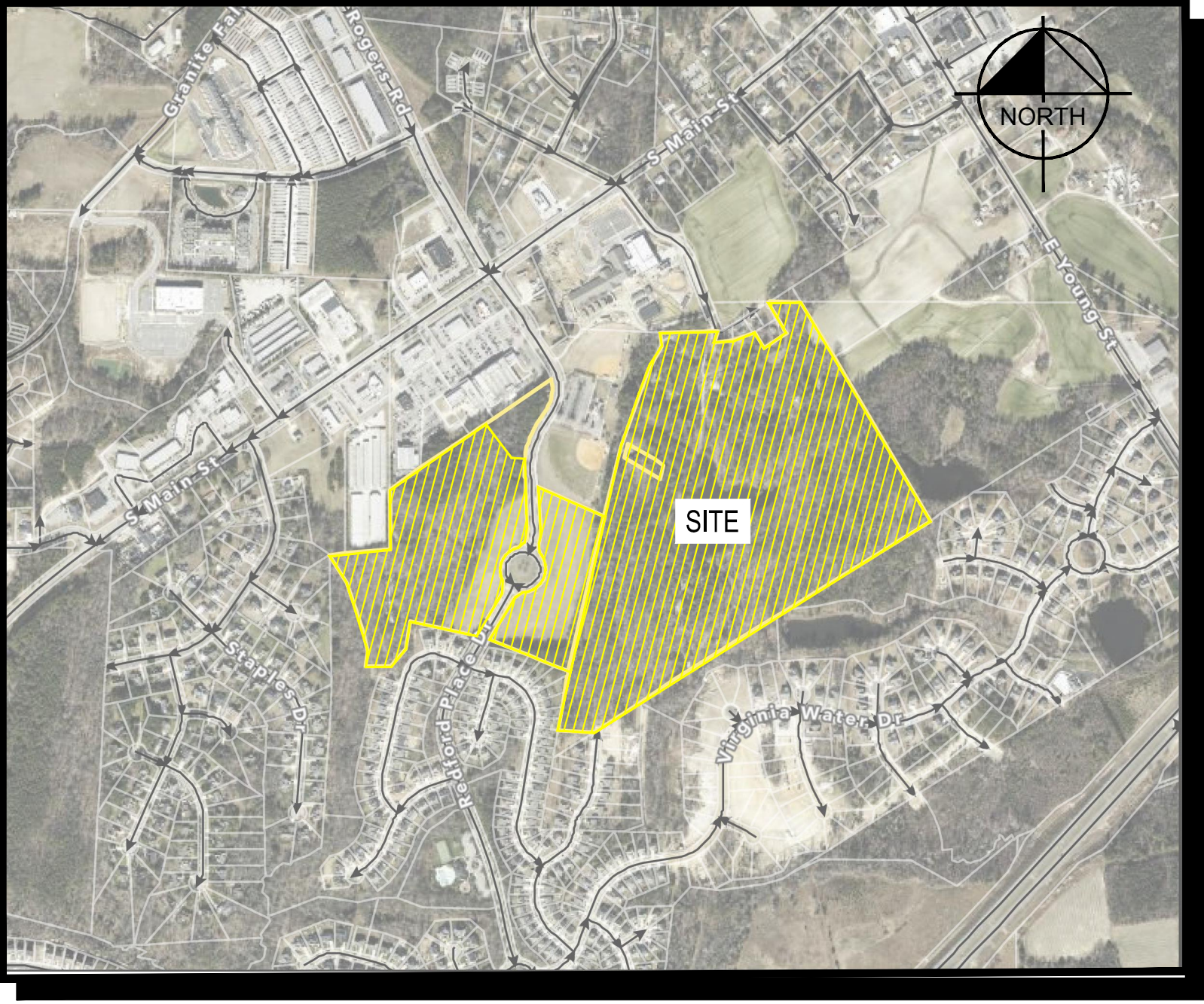
WHILE IT IS ANTICIPATED THIS CONDITION WILL BE CLARIFIED BY A FORMAL DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, OR OTHER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN, THE TOWN AGREES THAT SUCH A SUBSEQUENT WRITTEN AGREEMENT WILL NOT BE DEEMED TO WAIVE THIS CONDITION. THIS CONDITION IS SUBJECT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

- IN THE EVENT THE CAMPUS SITE, AN APPROVED ALIGNMENT WITHIN THE EXIST E CORRIDOR, OR A PORTION OF THE EXIST E CORRIDOR OR SUBSET THEREOF, ESSENTIAL 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 CORRIDOR, THE TOWN SHALL BE DEEMED TO HAVE ACCEPTED THAT THE TOWN'S 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 ANY REMAINING CLOTS.

"PROJECT" SHALL MEAN "PARKER RIDGE" AS DESCRIBED BY MM 22-03 AND XX 22-06.

"DEVELOPER" SHALL MEAN LENNAR CAROLINAS LLC, AND ITS SUCCESSORS AND ASSIGNS.

SITE LOCATION MAP
NOT TO SCALE



#1- Remove text

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 _____



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

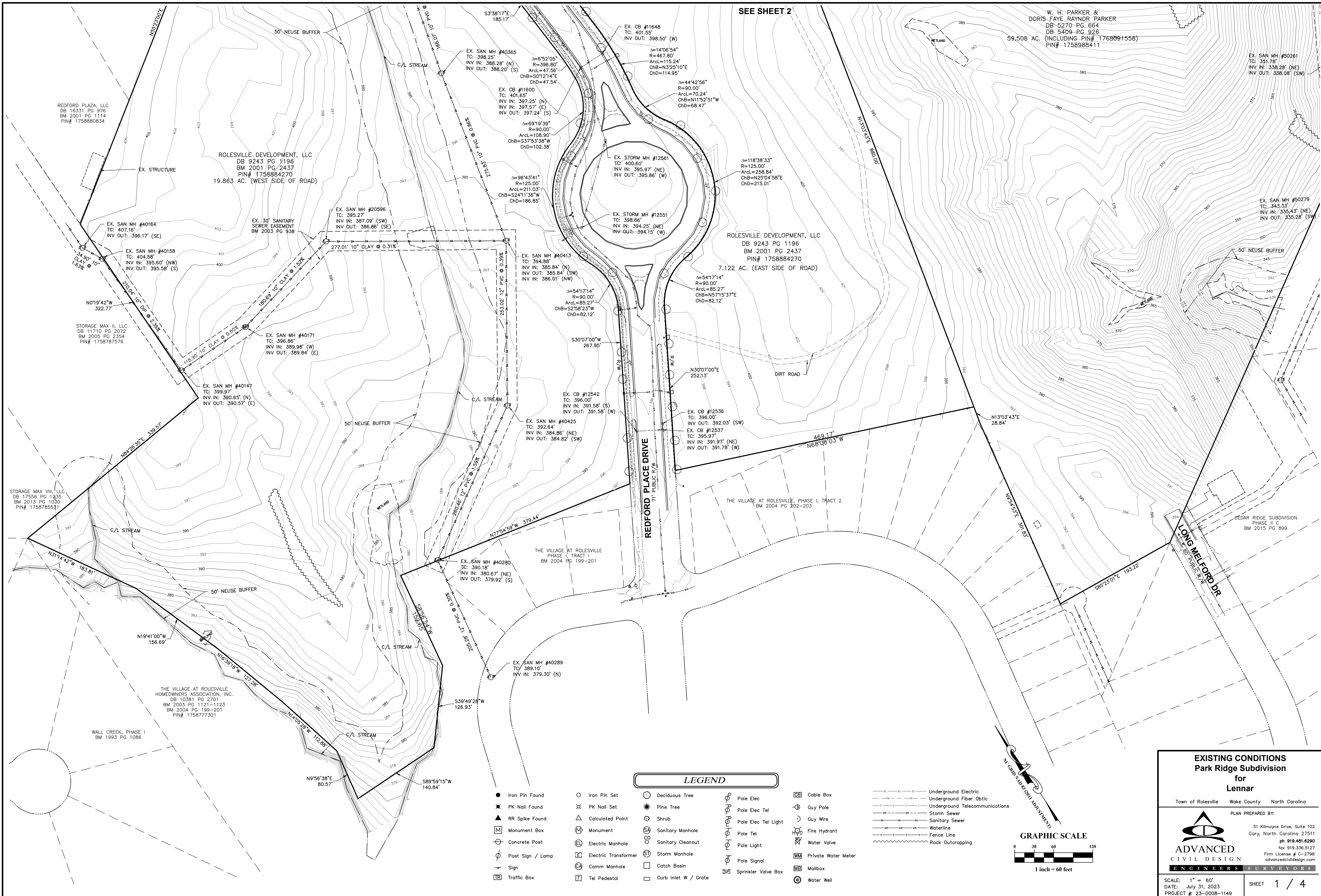


SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-0	EXISTING CONDITIONS (1 OF 4)
C1-1	EXISTING CONDITIONS (2 OF 4)
C1-2	EXISTING CONDITIONS (3 OF 4)
C1-3	EXISTING CONDITIONS (4 OF 4)
C1-4	OVERALL DEMOLITION PLAN
C1-5	ENLARGED DEMOLITION PLAN (1 OF 6)
C1-6	ENLARGED DEMOLITION PLAN (2 OF 6)
C1-7	ENLARGED DEMOLITION PLAN (3 OF 6)
C1-8	ENLARGED DEMOLITION PLAN (4 OF 6)
C1-9	ENLARGED DEMOLITION PLAN (5 OF 6)
C1-10	ENLARGED DEMOLITION PLAN (6 OF 6)
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
C2-8	SIGNAGE AND STRIPING 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)
C4-7	STORM SEWER TABLE (%<_ObjId 1-%)
C4-8	STORM SEWER TABLE (%<_ObjId 2-%)
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	GW2 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-21	GW2 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-22	GW3 GREENWAY PLAN AND PROFILE (1 OF 1)
C6-23	GW4 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-24	GW4 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-25	SEWER OUTFALL 1 AND 2 PLAN AND PROFILE
C6-26	SEWER OUTFALL 3 AND 4 PLAN AND PROFILE
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
C7-4	CULVERT PLAN (1 OF 2)
C7-5	CULVERT PLAN (2 OF 2)
C7-6	SCM DETAILS
C8-0	SITE DETAILS (1 OF 3)
C8-1	SITE DETAILS (2 OF 3)
C8-2	SITE DETAILS (3 OF 3)
C8-3	EROSION CONTROL DETAILS (1 OF 2)
C8-4	EROSION CONTROL DETAILS (2 OF 2)
C8-5	SEWER DETAIL
C8-6	STORM-DETAIL
C8-7	WATER DETAIL (1 OF 2)
C8-8	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
L2-0	LANDSCAPE DETAILS
L3-0	OVERALL TREE CONSERVATION PLAN
L3-1	ENLARGED TCA PLAN (1 OF 6)
L3-2	ENLARGED TCA PLAN (2 OF 6)
L3-3	ENLARGED TCA PLAN (3 OF 6)
L3-4	ENLARGED TCA PLAN (4 OF 6)
L3-5	ENLARGED TCA PLAN (5 OF 6)
L3-6	ENLARGED TCA PLAN (6 OF 6)
L4-0	SITE LIGHTING PLAN (GRID)
L4-1	SITE LIGHTING PLAN (NO GRID)



Know what's below.
Call before you dig.



SEE SHEET 2

W. H. PARKER &
DORIS FAYE RAYNOR PARKER
DB S270 PG 664
DB S409 PG 926
59.508 AC.
(INCLUDING PIN# 1768891558)
PIN# 1758988411

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 2001 PG 1114
PIN# 1758880834

ROLESVILLE DEVELOPMENT, LLC
DB 9243 PG 1196
BM 2001 PG 2437
PIN# 1758884270
19.863 AC. (WEST SIDE OF ROAD)

ROLESVILLE DEVELOPMENT, LLC
DB 9243 PG 1196
BM 2001 PG 2437
PIN# 1758884270
7.122 AC. (EAST SIDE OF ROAD)

STORAGE MAX VIII, LLC
DB 17556 PG 1235
BM 2013 PG 1030
PIN# 1758785511

THE VILLAGE AT ROLESVILLE
HOMEOWNERS ASSOCIATION, INC.
DB 10381 PG 2701
BM 2003 PG 1121-1123
BM 2004 PG 199-201
PIN# 1758777301

WALL CREEK, PHASE I
BM 1993 PG 1086

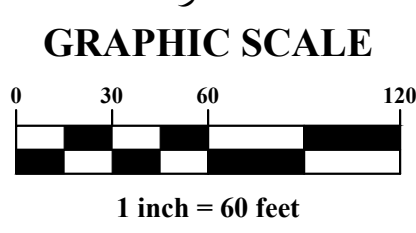
CEDAR RIDGE SUBDIVISION
PHASE II C
BM 2015 PG 899

THE VILLAGE AT ROLESVILLE
PHASE I, TRACT 2
BM 2004 PG 202-203

THE VILLAGE AT ROLESVILLE
PHASE I, TRACT 1
BM 2004 PG 199-201

LEGEND

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



EXISTING CONDITIONS
Park Ridge Subdivision
for
Lennar

Town of Rolesville Wake County North Carolina

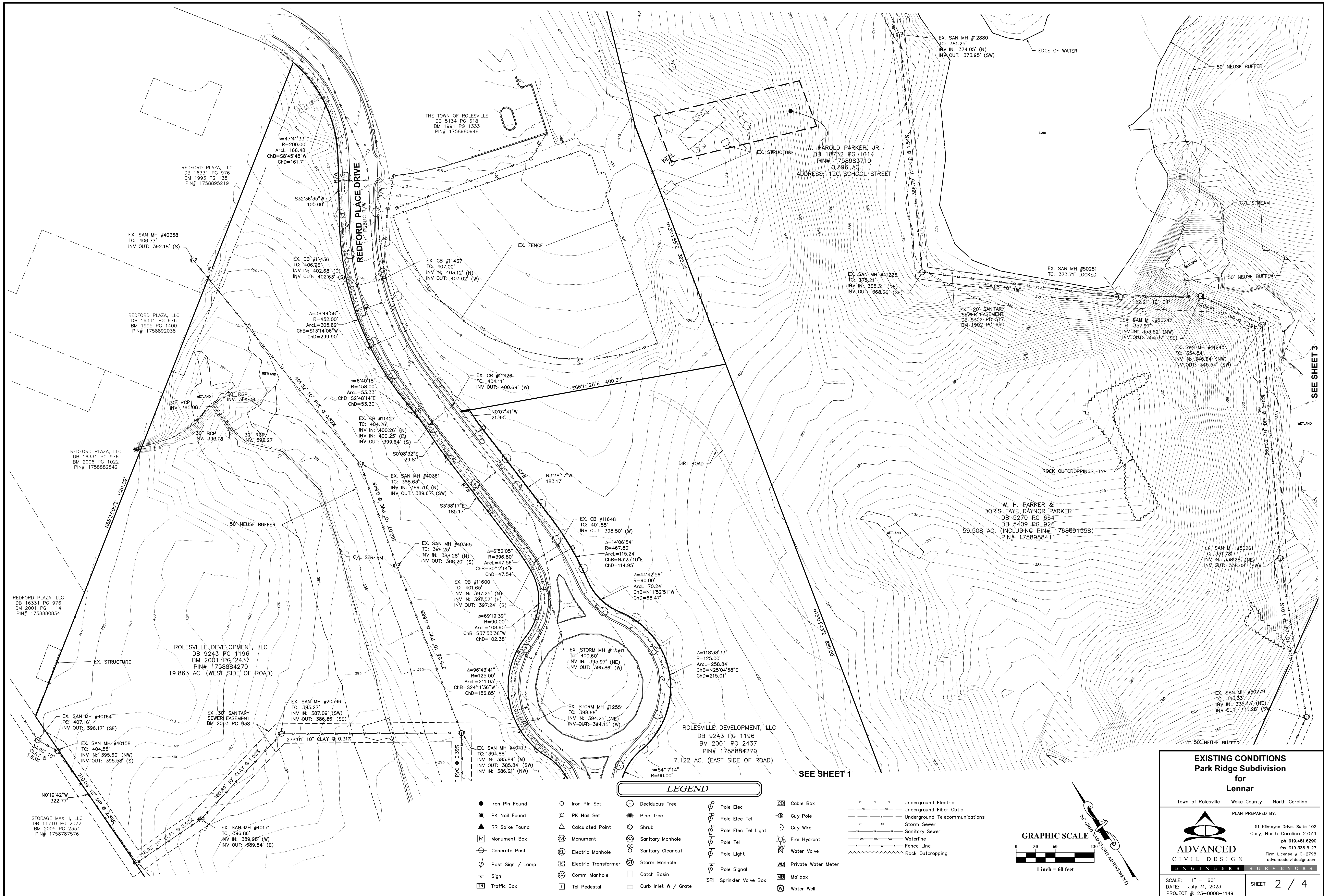
PLAN PREPARED BY:

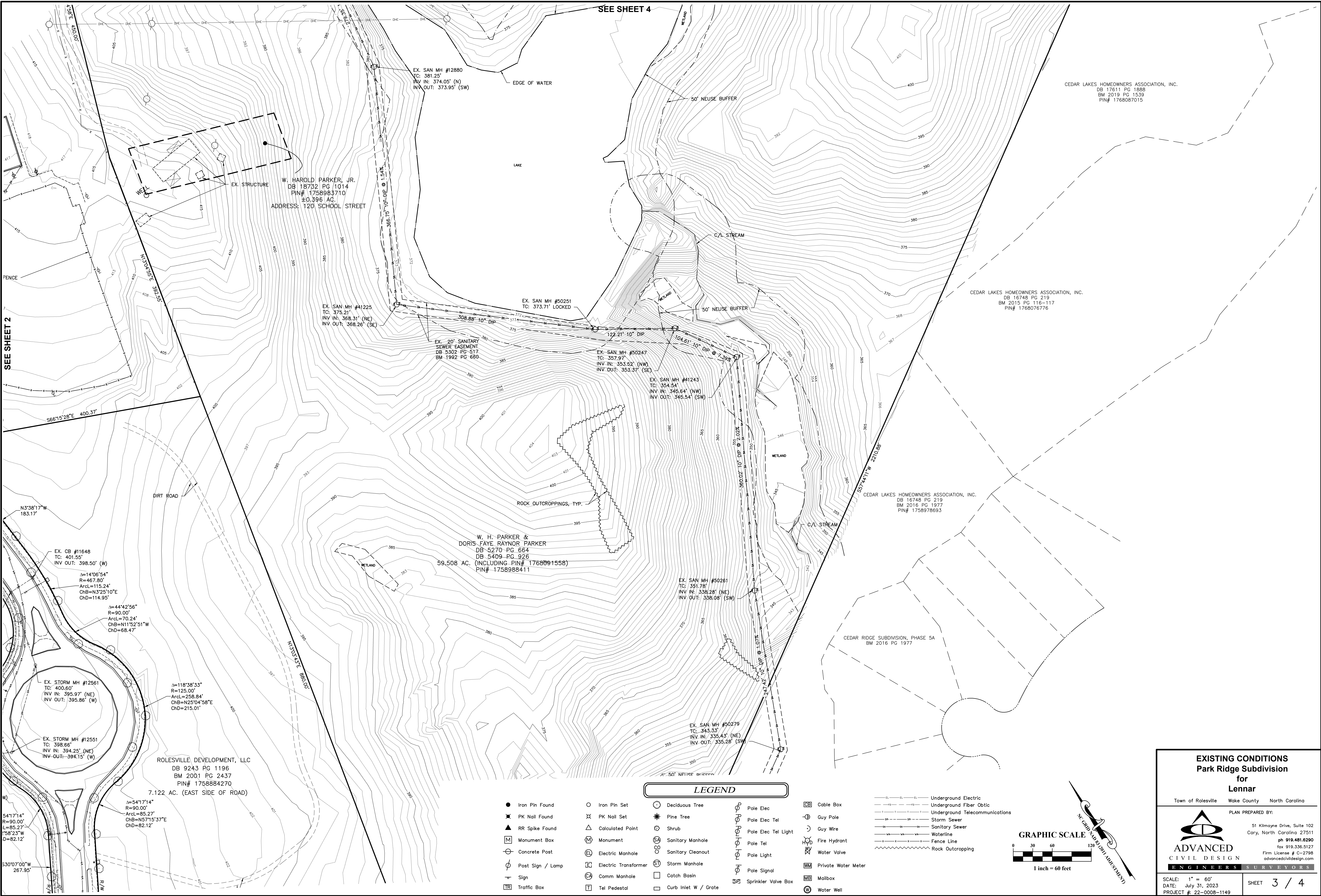
51 Kilmayne Drive, Suite 102
Cory, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798
advancedcivilsurveyors.com

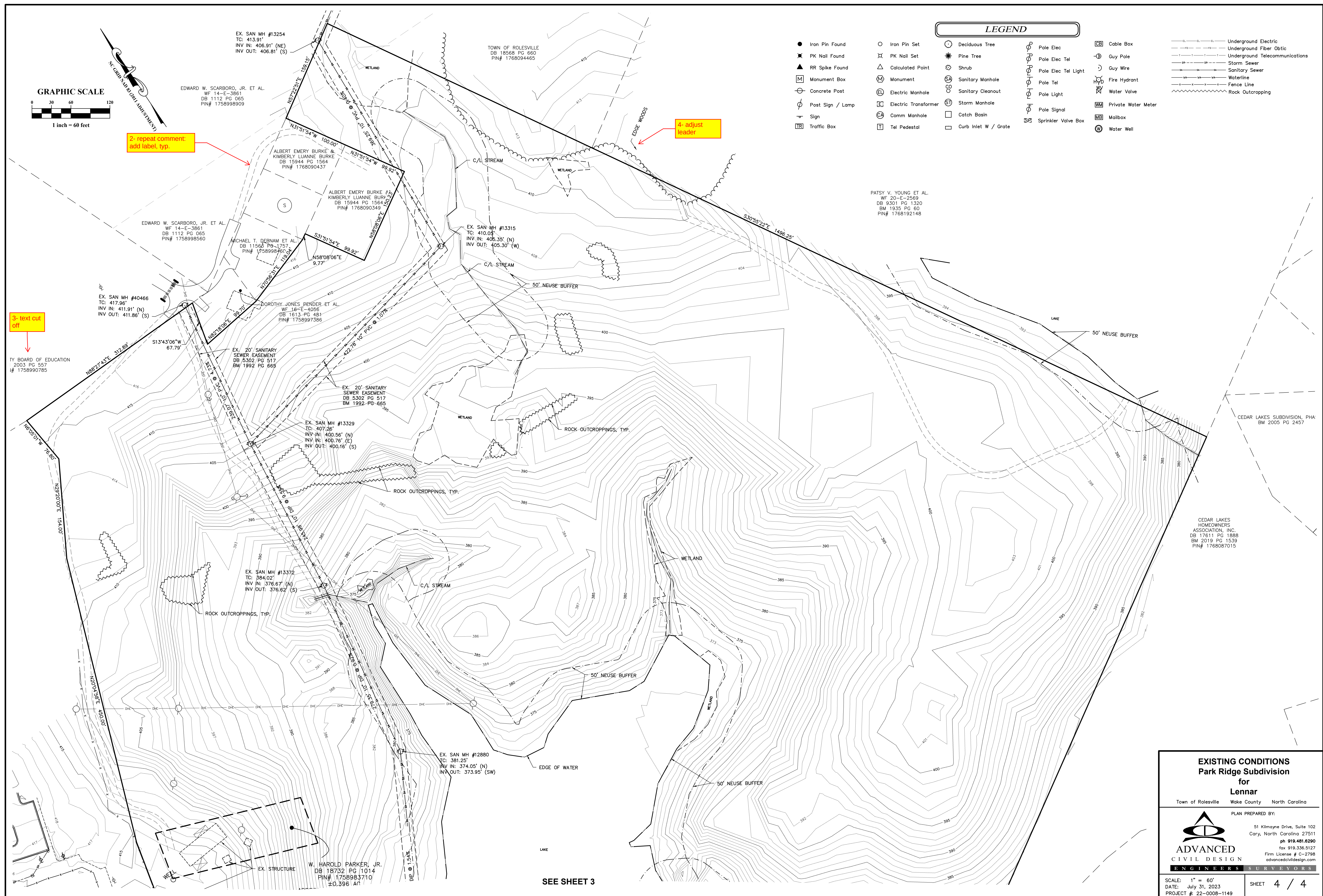
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

SCALE: 1" = 60'
DATE: July 31, 2023
PROJECT #: 23-0008-1149

SHEET 1 / 4









ADJOINING PROPERTY OWNERS

#5- Change title block text so it can be understood

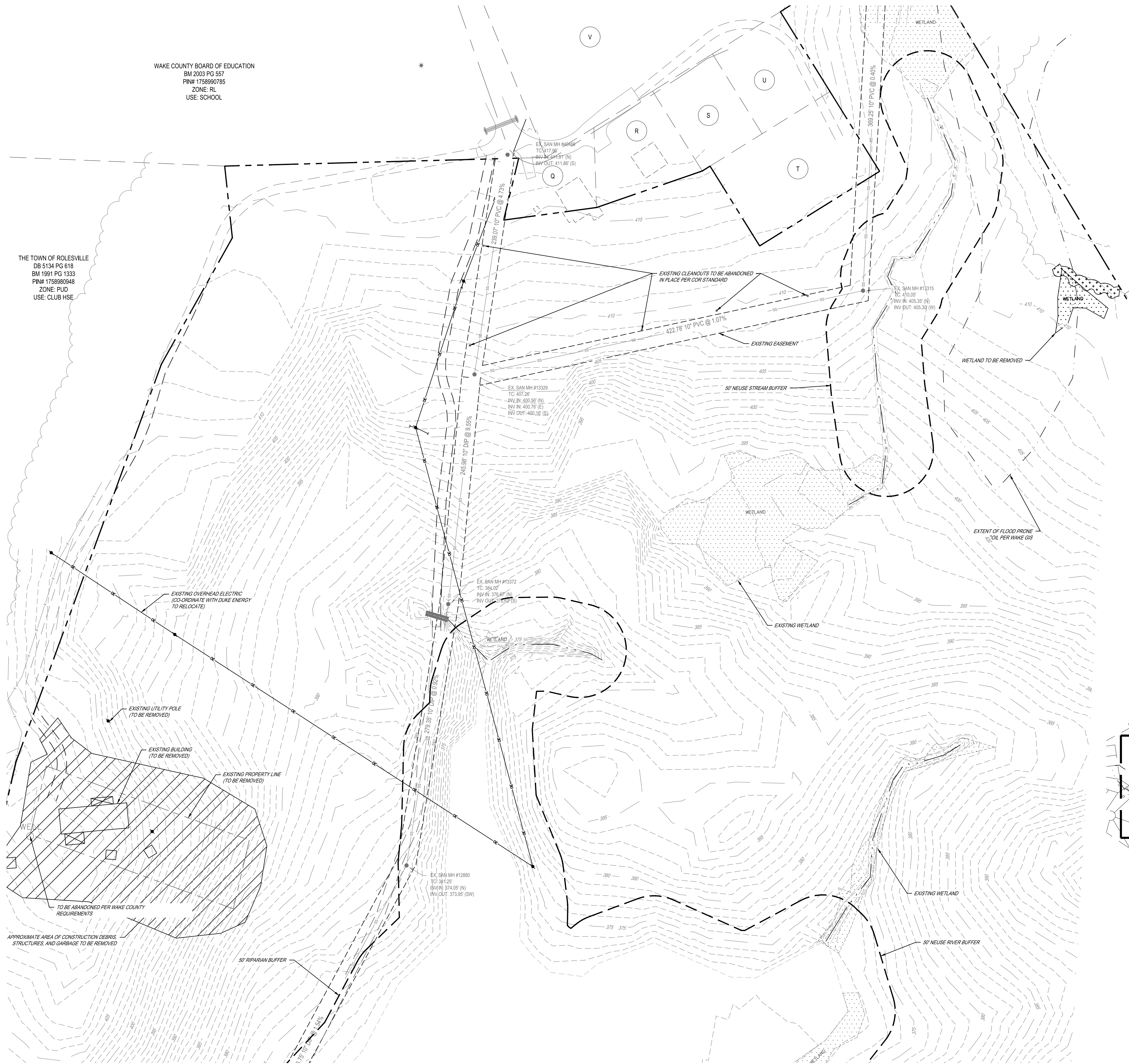


Know what's below.
Call before you dig.

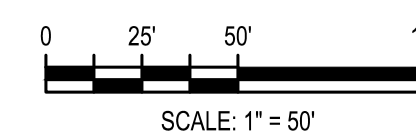
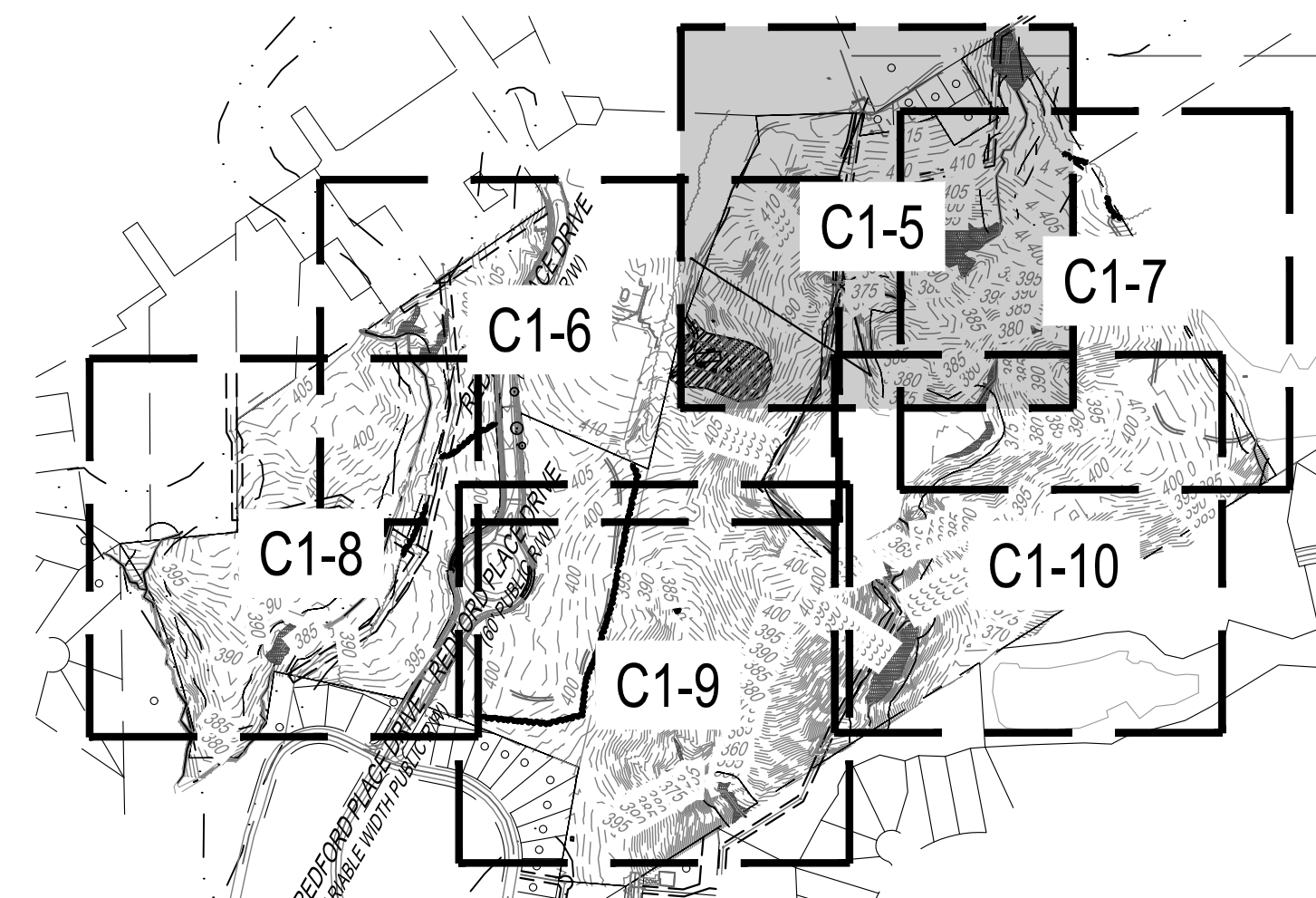
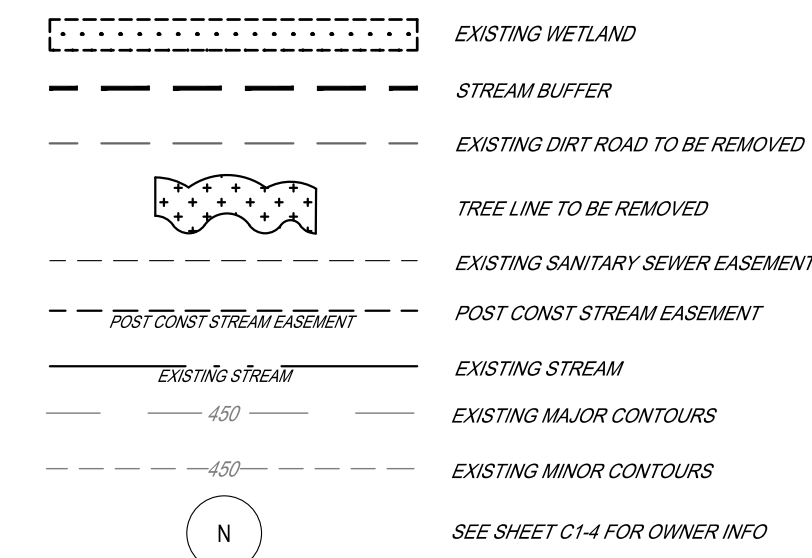
A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "ENGINEER" at the bottom. Inside the ring, the word "PROFESSIONAL" is at the top and "DEBRA M. FERM" is at the bottom. In the center, the number "351015" is displayed, with a small arrow pointing to the right.

THE TOWN OF ROLESVILLE
DB 5134 PG 618
BM 1991 PG 1333
PIN# 1758980948
ZONE: PUD
USE: CLUB HSE

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C1-1 - DEMO.dwg Layout: ENLARGED DEMOLITION PLAN (1 OF 6) Plotted: 8/11/2023 11:30:35 AM

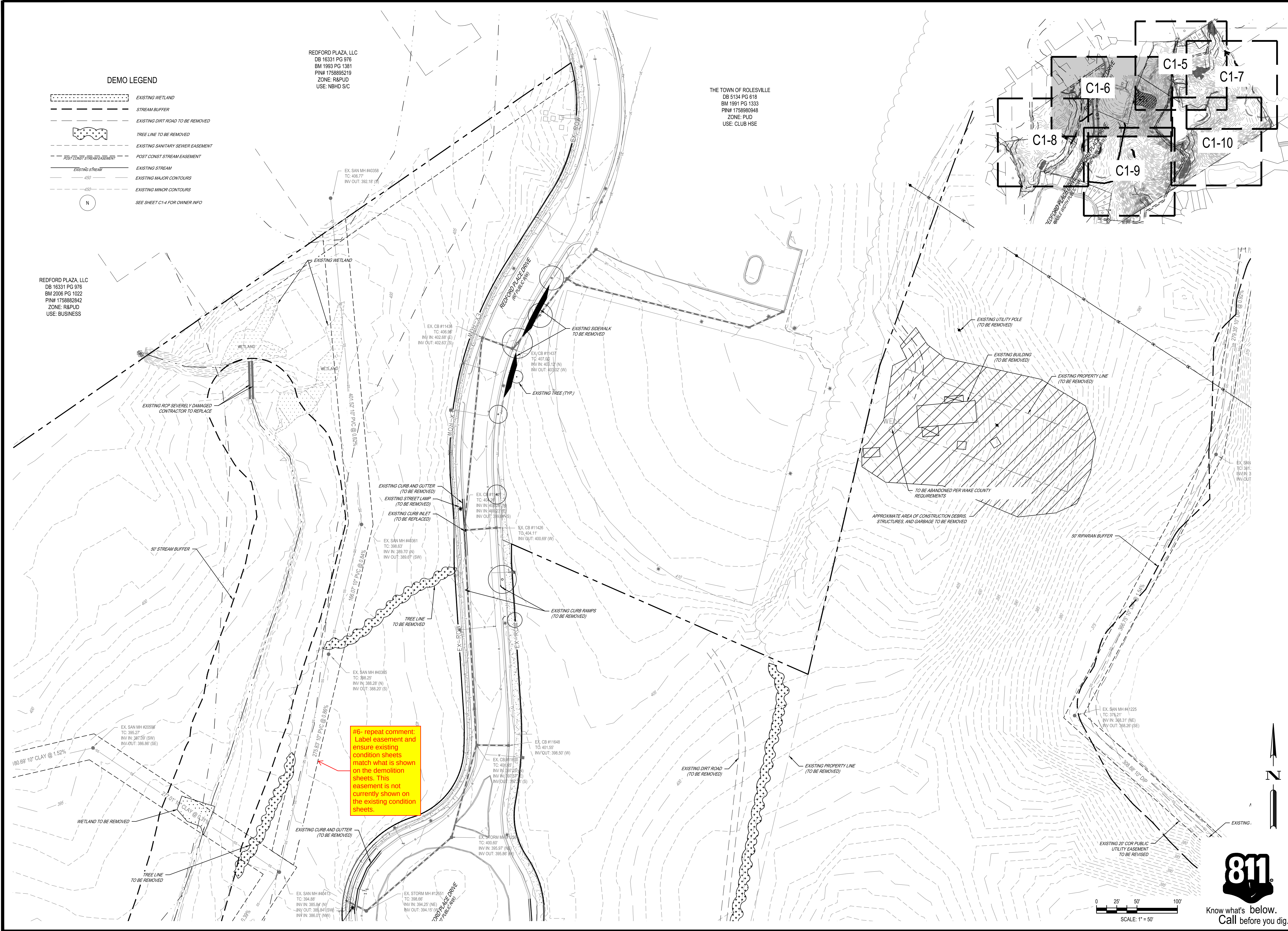


DEMO LEGEND



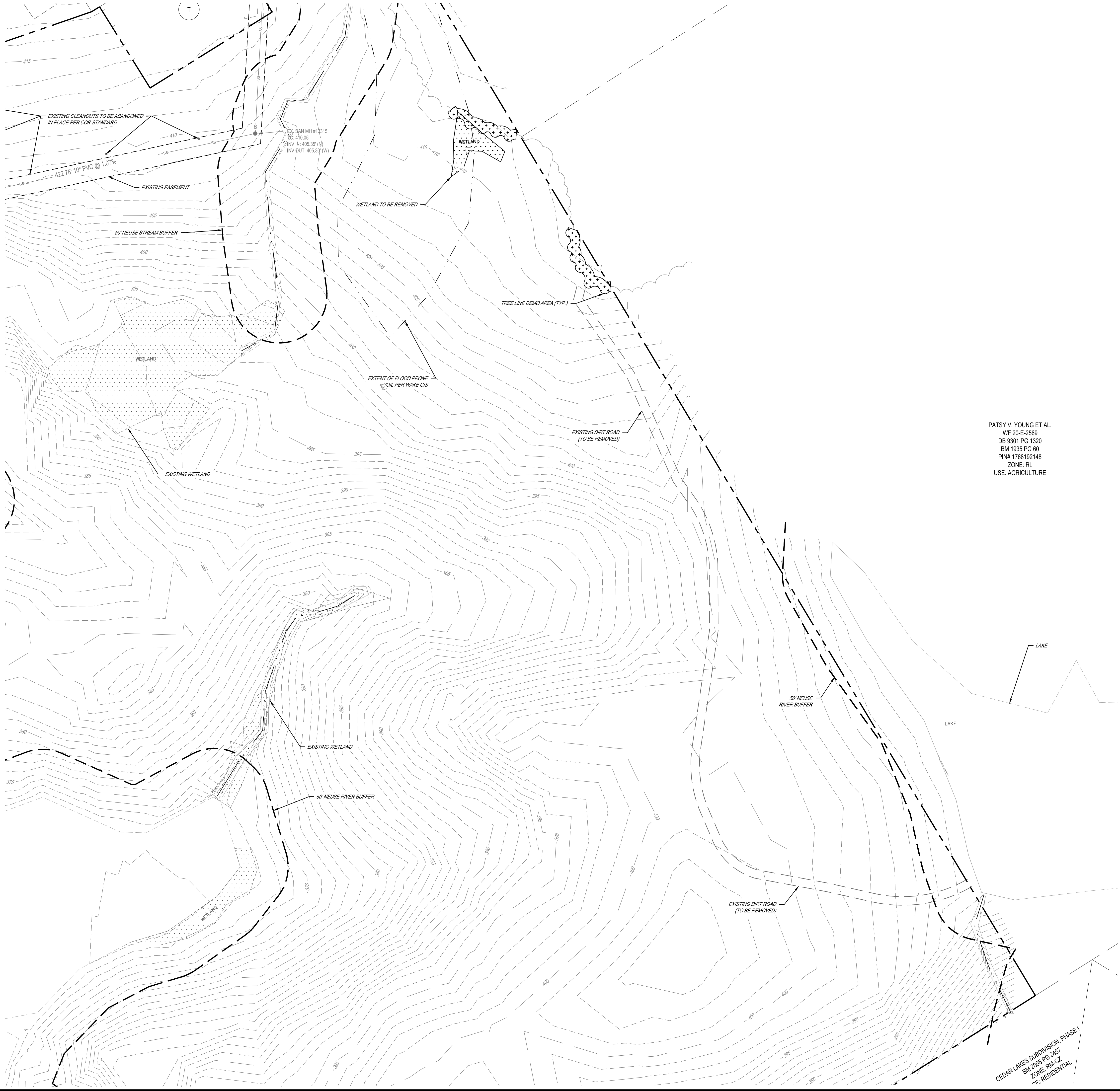
Know what's below.
Call before you dig.

[illegible]



	ENLARGED DEMOLITION PLAN (2 OF 6)		PARKER RIDGE 82 SOUTH STREET ROLESVILLE / NORTH CAROLINA / 27571		LENNAR CORPORATION 1109 PARKVIEW PARK DRIVE, SUITE 112 RALEIGH NC 27601 MORRISVILLE / NORTH CAROLINA / 27560		 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27601 MORRISVILLE / NORTH CAROLINA / 27560 NC LICENSE RG-4387		©2023	
	NOT FOR CONSTRUCTION		NOT FOR CONSTRUCTION		REVIEWED BY: DF		DRAWN BY: DF/JWM		DESIGNED BY: DF/CD	
	FILE NUMBER: 8430-03		DATE: 08/01/2023		C1-6		△		△	
	DATE: 08/01/2023		FILE NUMBER: 8430-03		NOT FOR CONSTRUCTION		PRELIMINARY		NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FLEM	

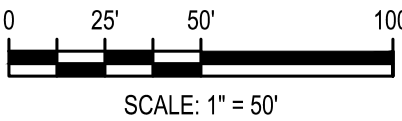
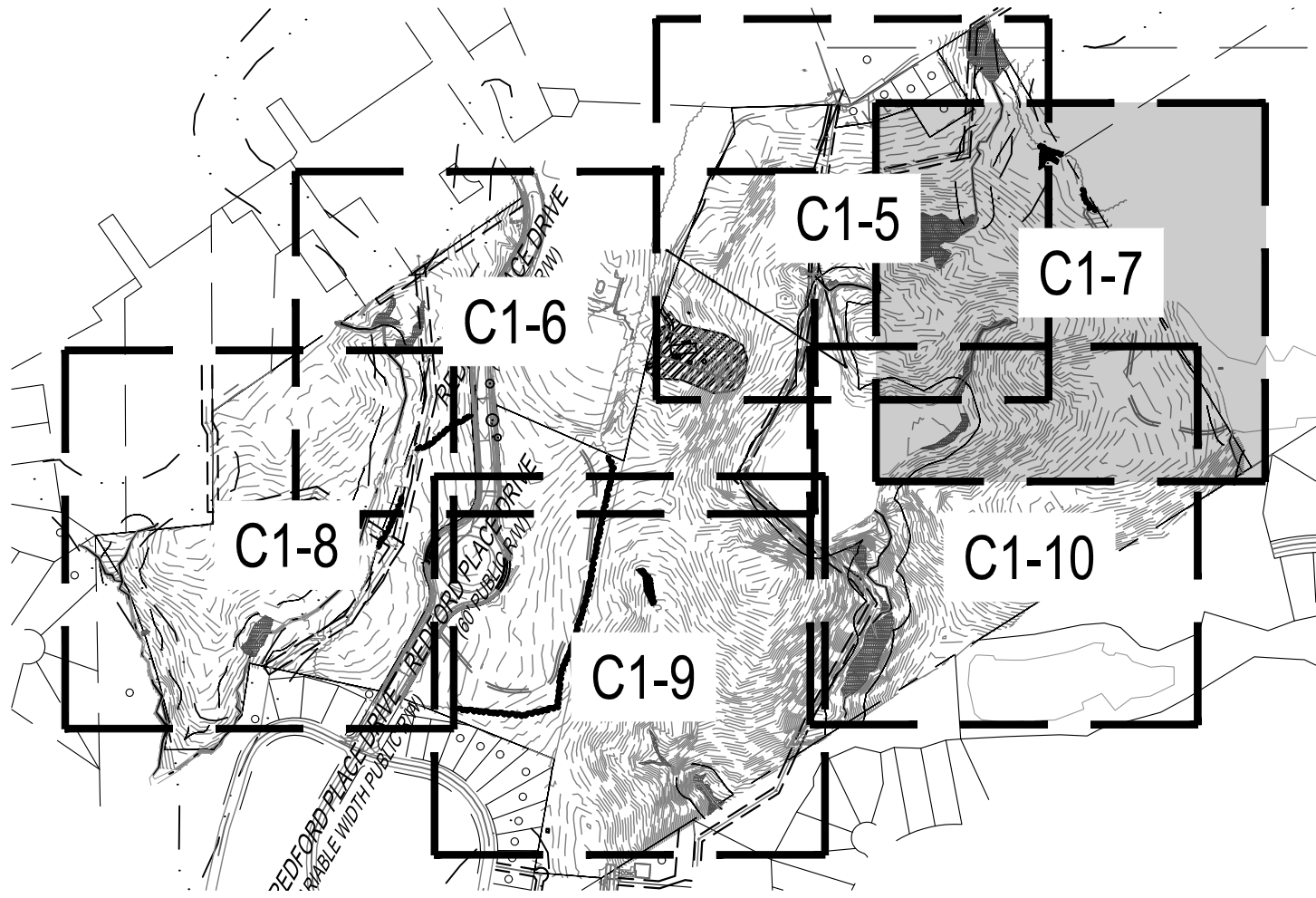
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PATSY V. YOUNG ET AL.
WF 20-E-2569
DB 9301 PG 1320
BM 1935 PG 60
PIN# 1768192148
ZONE: RL
USE: AGRICULTURE

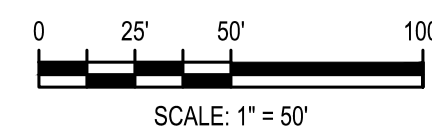
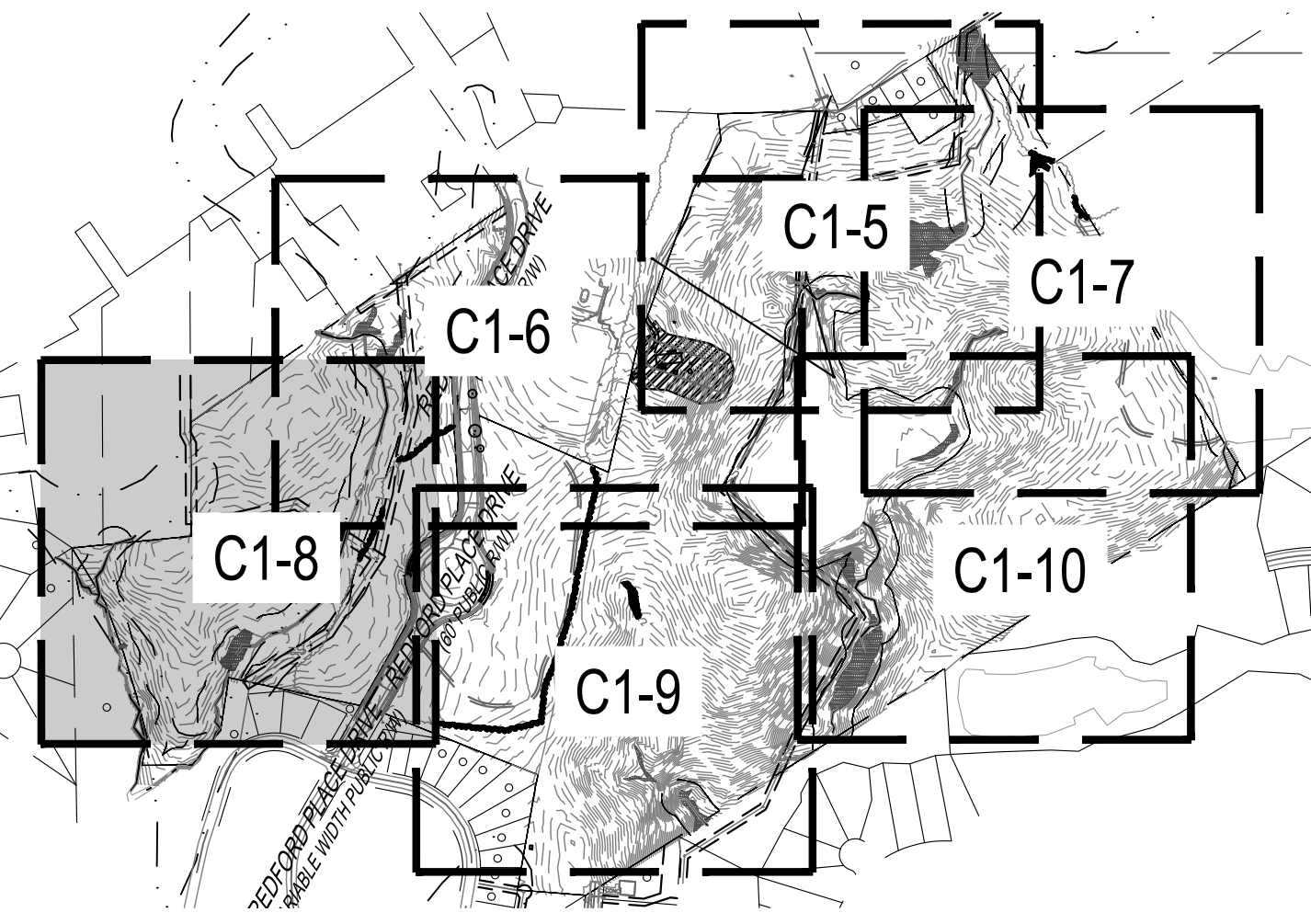
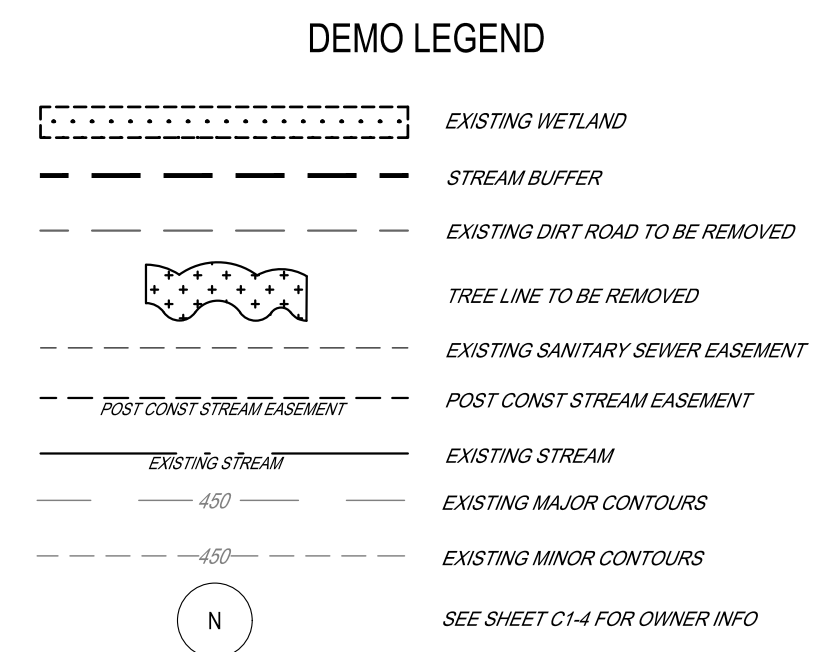
DEMO LEGEND

- EXISTING WETLAND
- STREAM BUFFER
- EXISTING DIRT ROAD TO BE REMOVED
- TREE LINE TO BE REMOVED
- EXISTING SANITARY SEWER EASEMENT
- POST CONST STREAM EASEMENT
- EXISTING STREAM
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SEE SHEET C1-4 FOR OWNER INFO



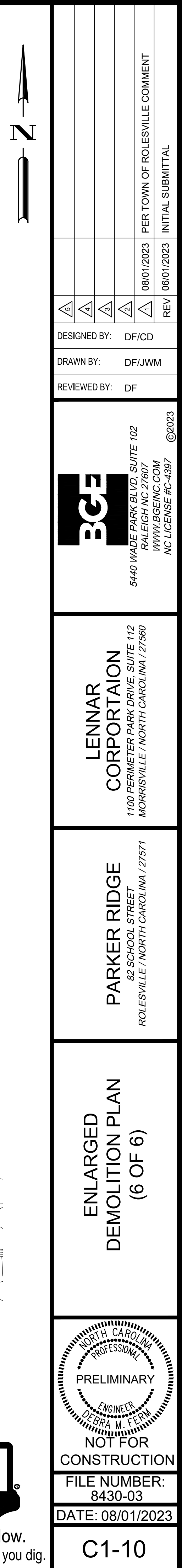
Know what's below.
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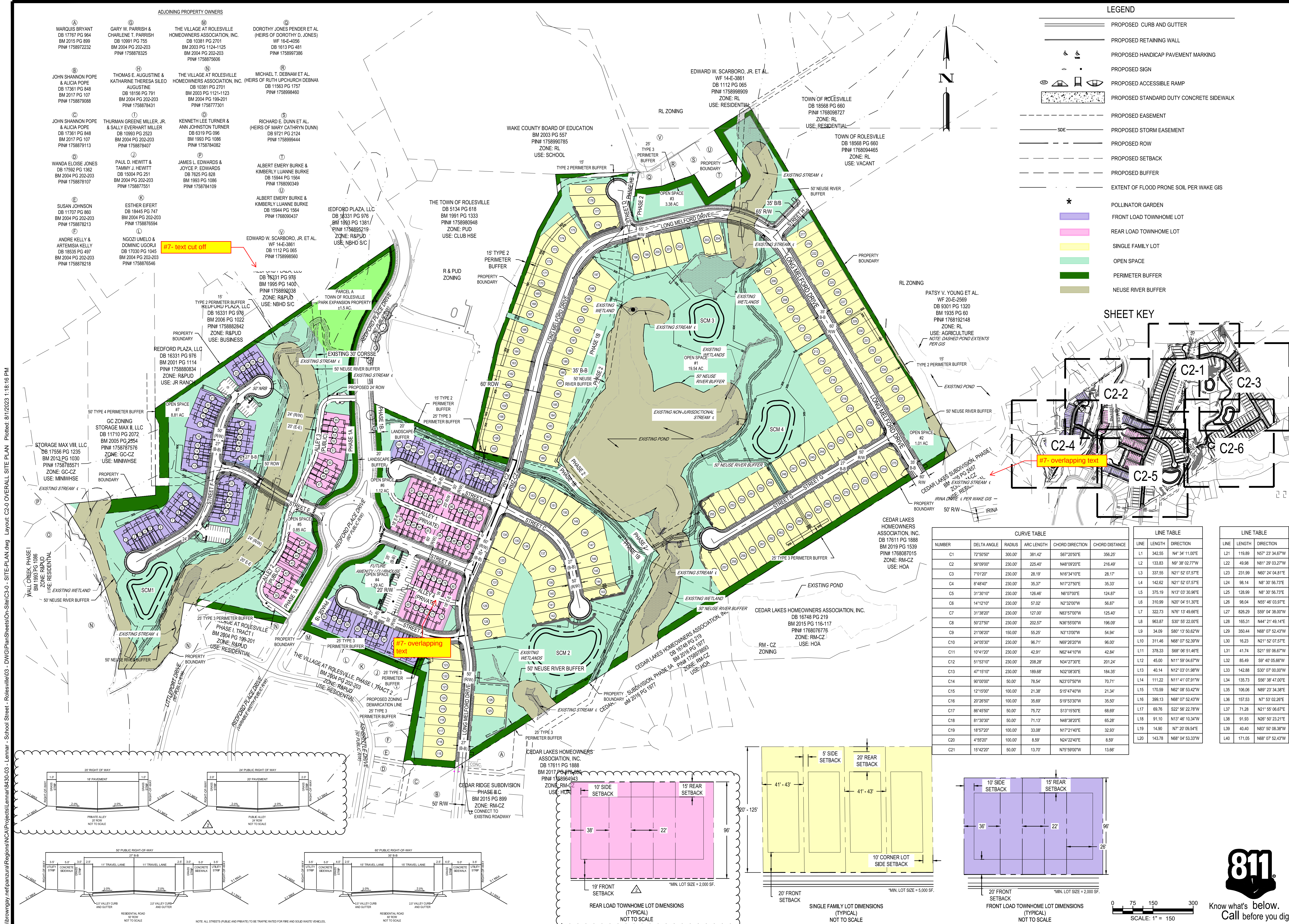
DESIGNED BY: DF/CD		08/01/2023		PER TOWN OF ROLESVILLE COMMENT	
DRAWN BY: DF/JWM		REV		INITIAL SUBMITTAL	
REVIEWED BY: DF		06/01/2023			
BCE		5440 WADE PARK BLVD, SUITE 102		©2023	
CORPORAION		RALEIGH NC 27607		WWW.BCEINC.COM	
PARKER RIDGE		1100 PERMETER PARK DRIVE, SUITE 112		NC LICENSE #C-4397	
ENLARGED DEMOLITION PLAN (3 OF 6)		82 SCHOOL STREET		MORRISVILLE / NORTH CAROLINA / 27560	
PRELIMINARY		NORTH CAROLINA PROFESSIONAL ENGINEER		NOT FOR CONSTRUCTION	
FILE NUMBER: 8430-03		DATE: 08/01/2023		C1-7	

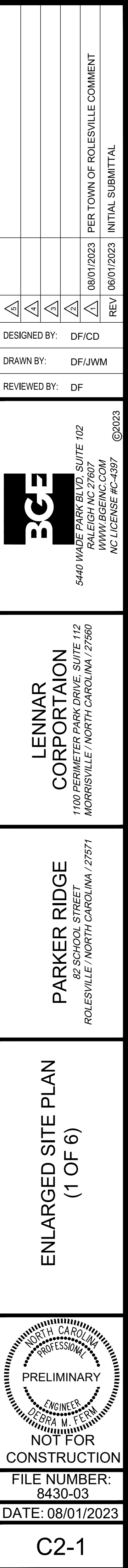


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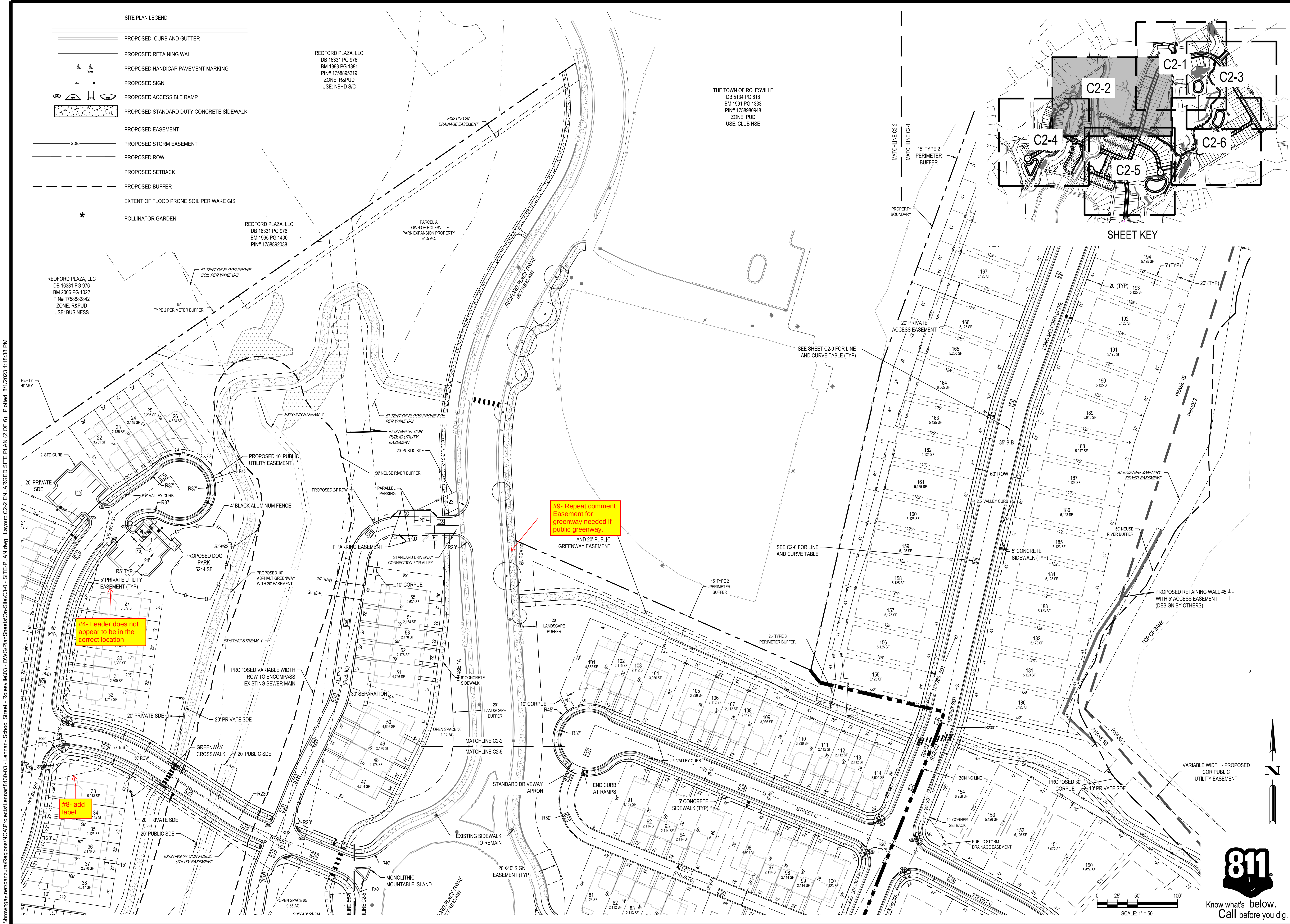
 LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560	 PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571	 ENLARGED DEMOLITION PLAN (4 OF 6)	DESIGNED BY: DF/CD	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
			DRAWN BY: DF/JWM	REV: 06/01/2023	INITIAL SUBMITTAL
			REVIEWED BY: DF	©2023	
			5440 WADE PARK BLVD., SUITE 102 RALEIGH NC 27607 WWW.BGEINC.COM NC LICENSE #C-4397		



[illegible]



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DESIGNED BY: DF/CD	
DRAWN BY: DF/JWM	
REVIEWED BY: DF	
DATE: 08/01/2023	
PER TOWN OF ROLESVILLE COMMENT	
INITIAL SUBMITTAL	

5440 WADE PARK BLVD, SUITE 102
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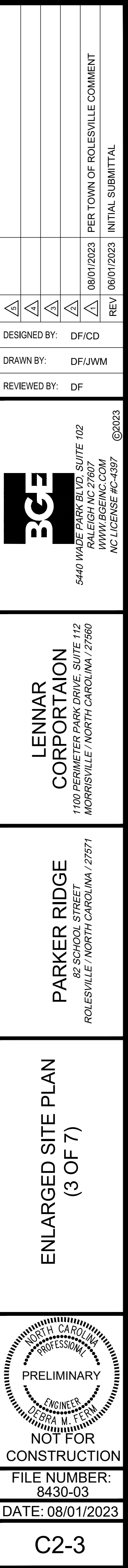
LENNAR
CORPORAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

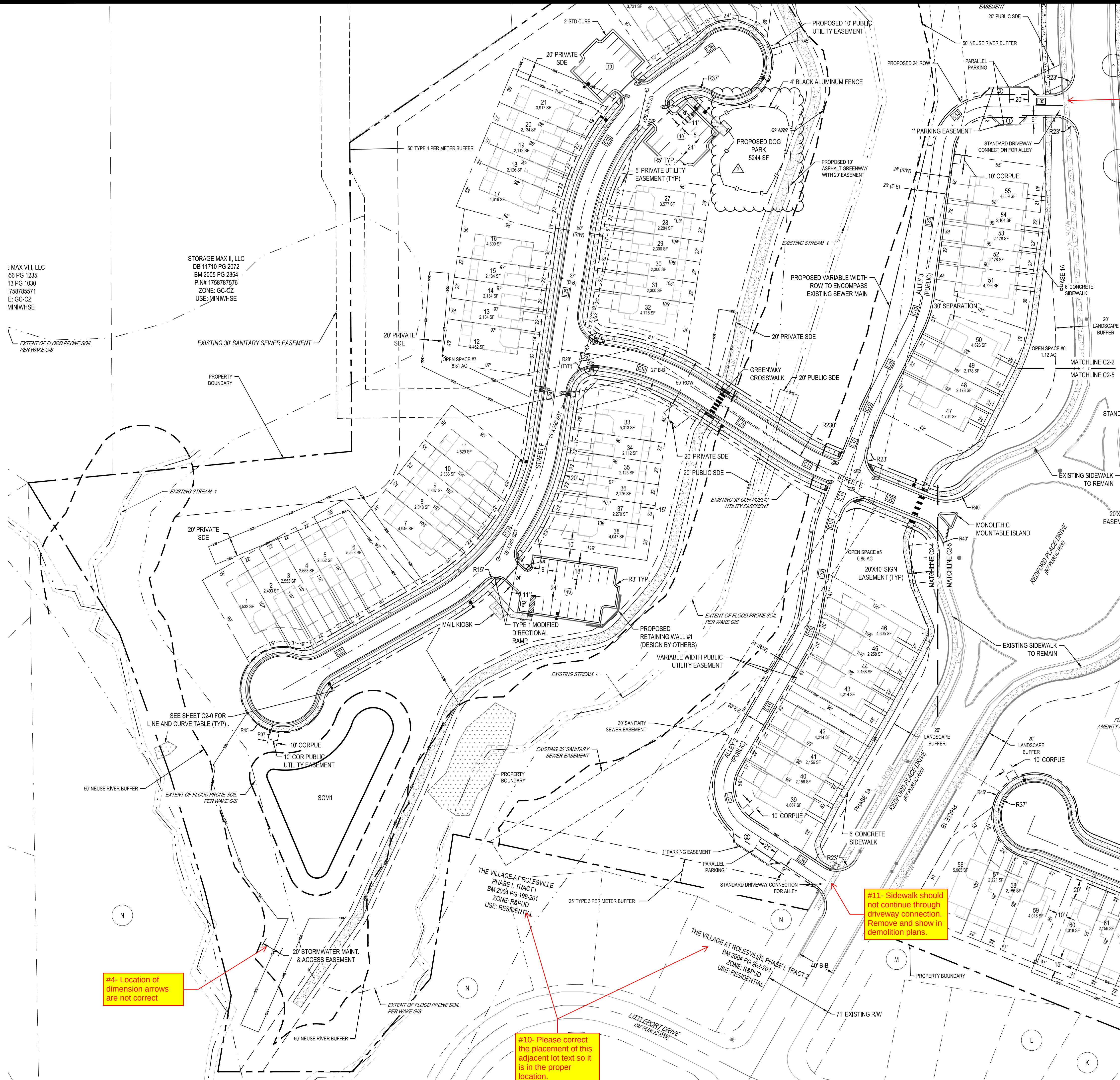
ENLARGED SITE PLAN
(2 OF 6)

PRELIMINARY
NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 08/01/2023

C2-2



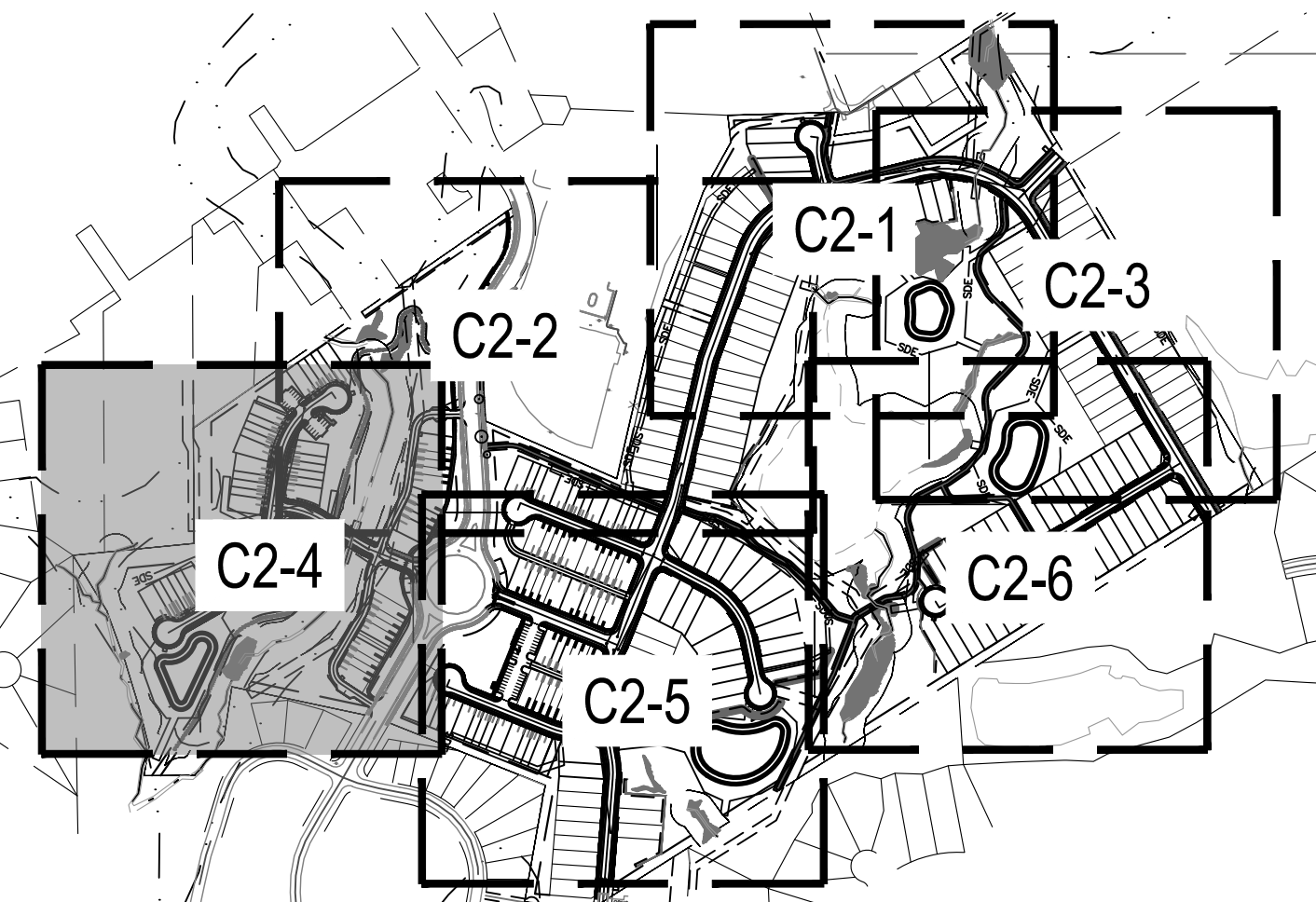
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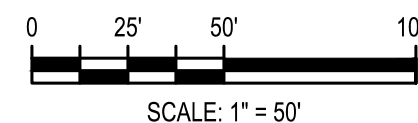
#11- Sidewalk should not continue through driveway connection. Remove and show in demolition plans.

SITE PLAN LEGEND

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

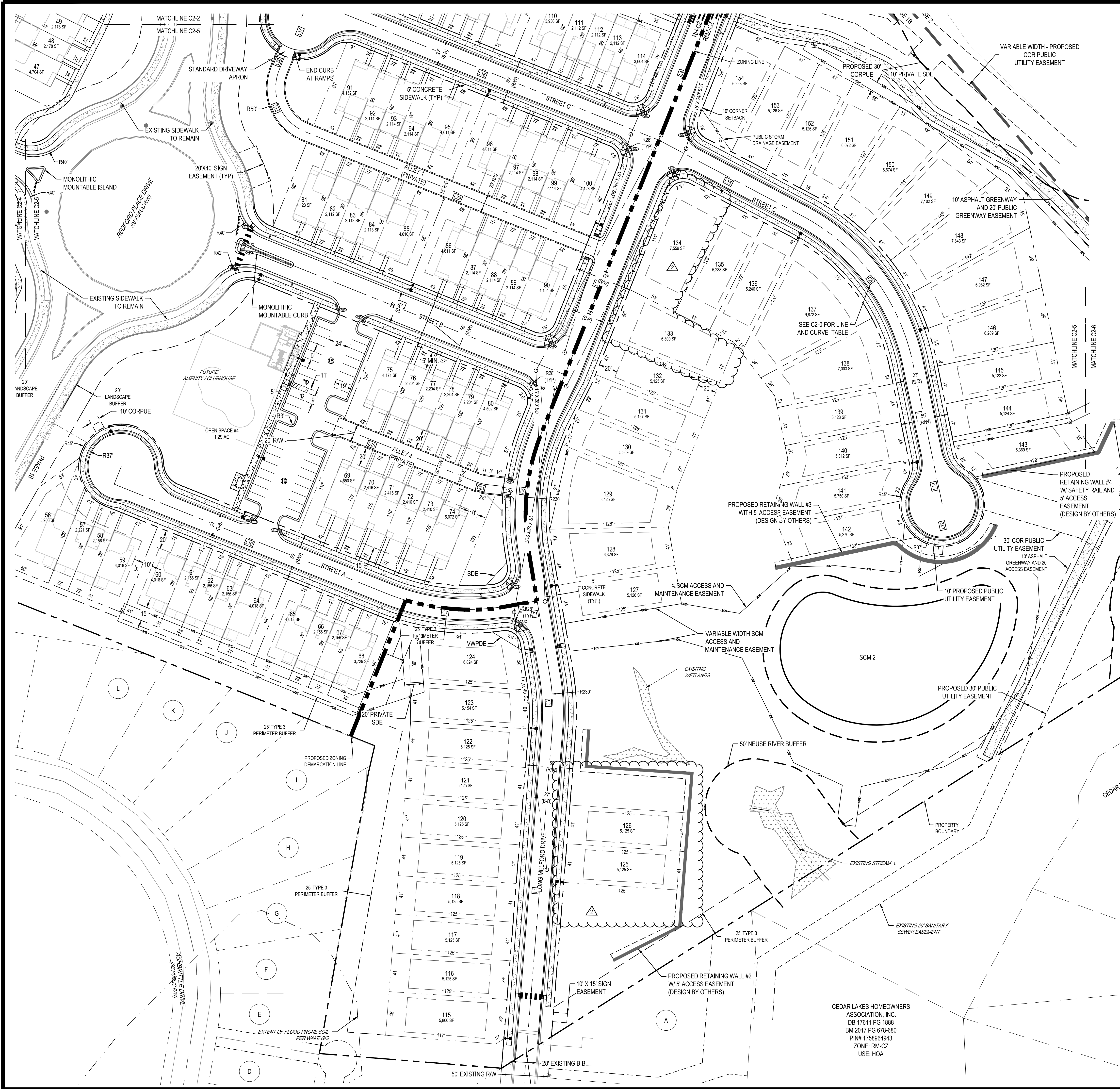


SHEET KEY

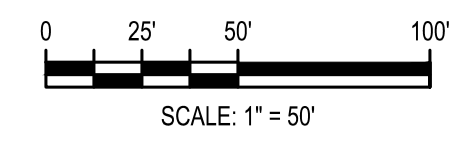
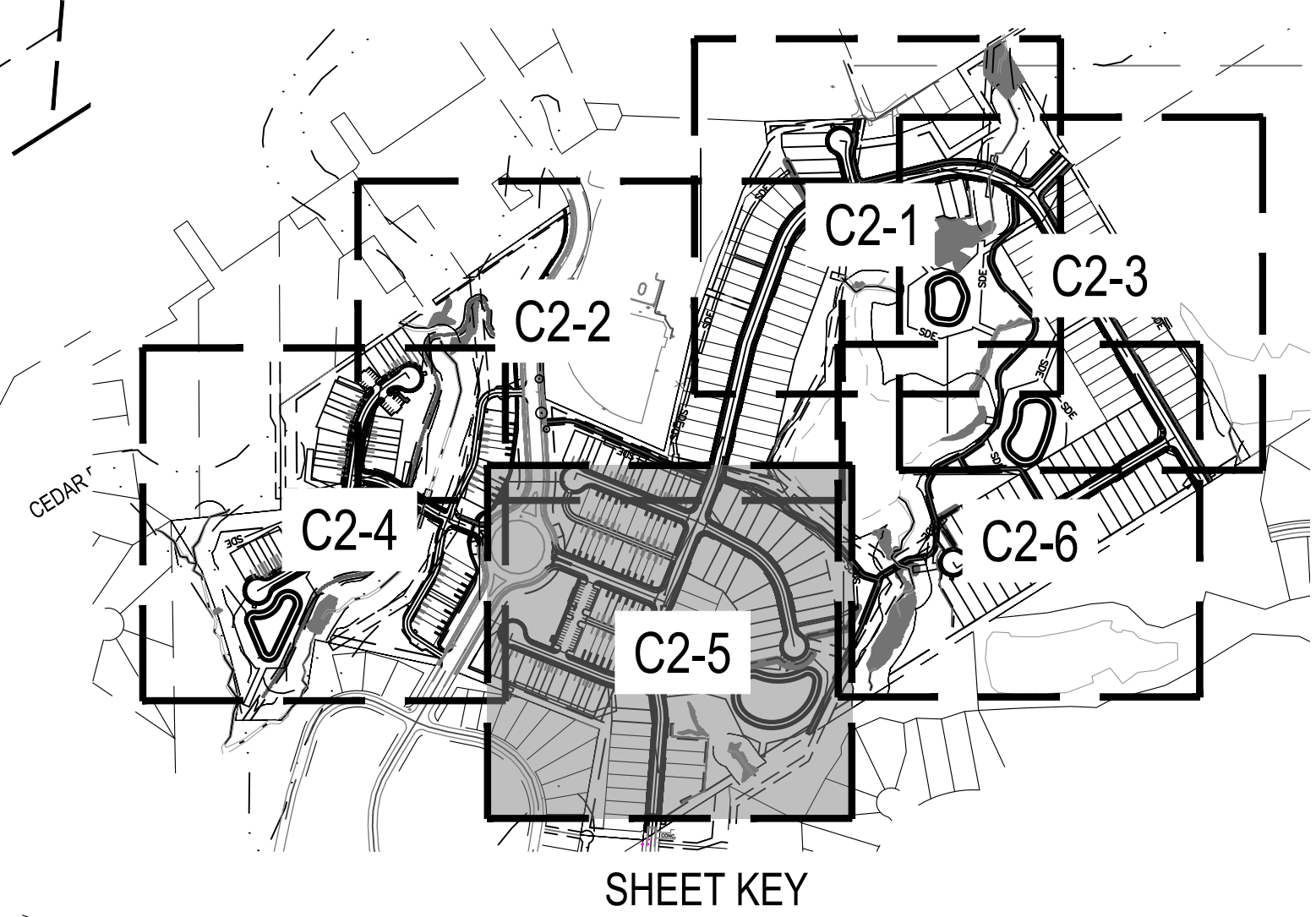


DESIGNED BY: DF/CD		08/01/2023		PER TOWN OF ROLESVILLE COMMENT	
DRAWN BY: DF/JWM		REV		06/01/2023 INITIAL SUBMITTAL	
REVIEWED BY: DF					
BCE 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397					
LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560					
PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571					
ENLARGED SITE PLAN (4 OF 6)					
PRELIMINARY NOT FOR CONSTRUCTION					
FILE NUMBER: 8430-03					
DATE: 08/01/2023					
C2-4					

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- SITE PLAN LEGEND
- PROPOSED CURB AND GUTTER
 - PROPOSED RETAINING WALL
 - PROPOSED HANDICAP PAVEMENT MARKING
 - PROPOSED SIGN
 - PROPOSED ACCESSIBLE RAMP
 - PROPOSED STANDARD DUTY CONCRETE SIDEWALK
 - PROPOSED EASEMENT
 - SDE
 - PROPOSED STORM EASEMENT
 - PROPOSED ROW
 - PROPOSED SETBACK
 - PROPOSED BUFFER
 - EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
 - * POLLINATOR GARDEN



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DB 17611 PG 1888
BM 2017 PG 678-680
PIN# 1758964943
ZONE: RM-CZ
USE: HOA



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DRAWN BY:	DF/JWM		
REVIEWED BY:	DF		
REV	08/01/2023	PER TOWN OF ROLESVILLE COMMENT	INITIAL SUBMITTAL

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
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NC LICENSE #C-4397

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

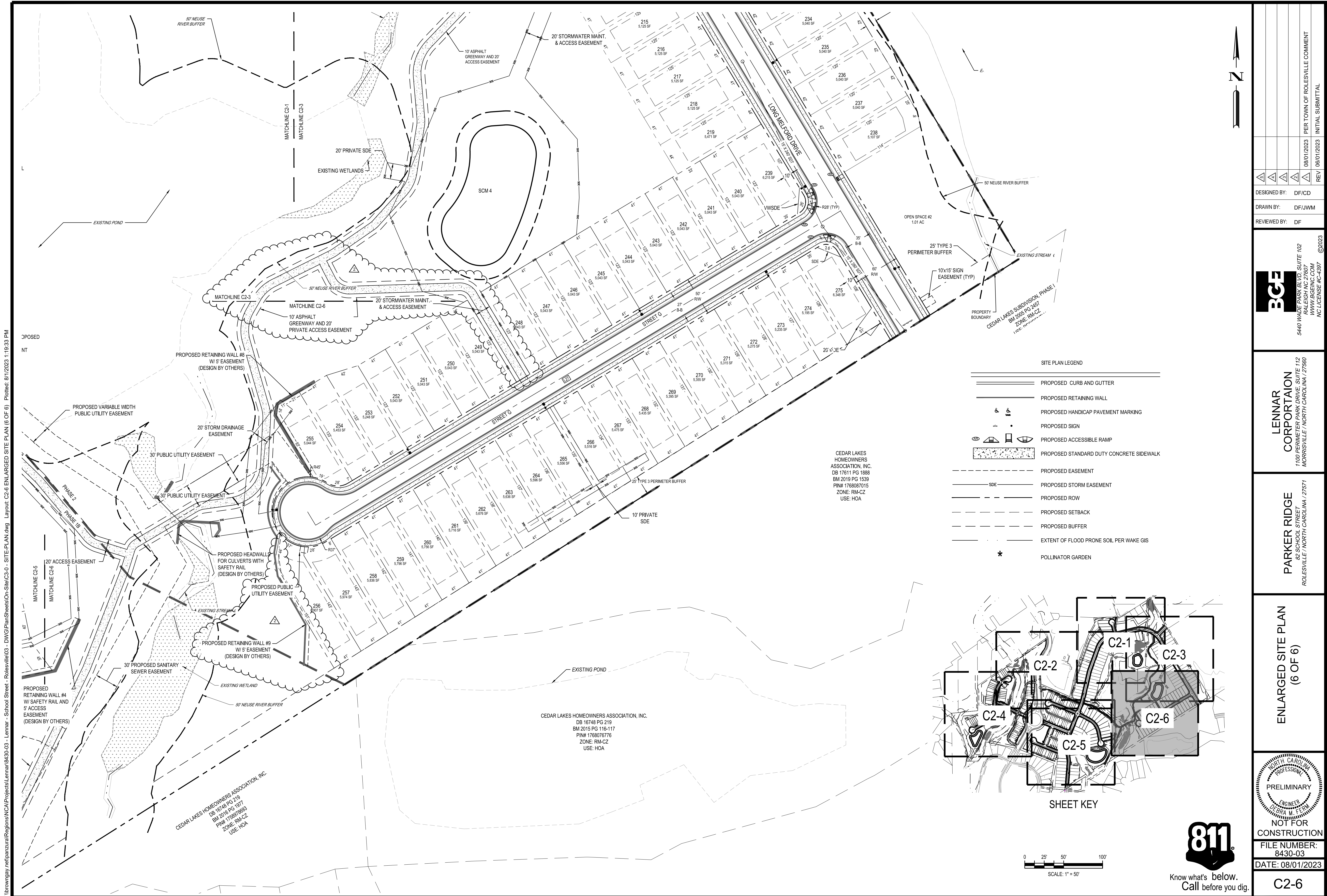
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(5 OF 6)

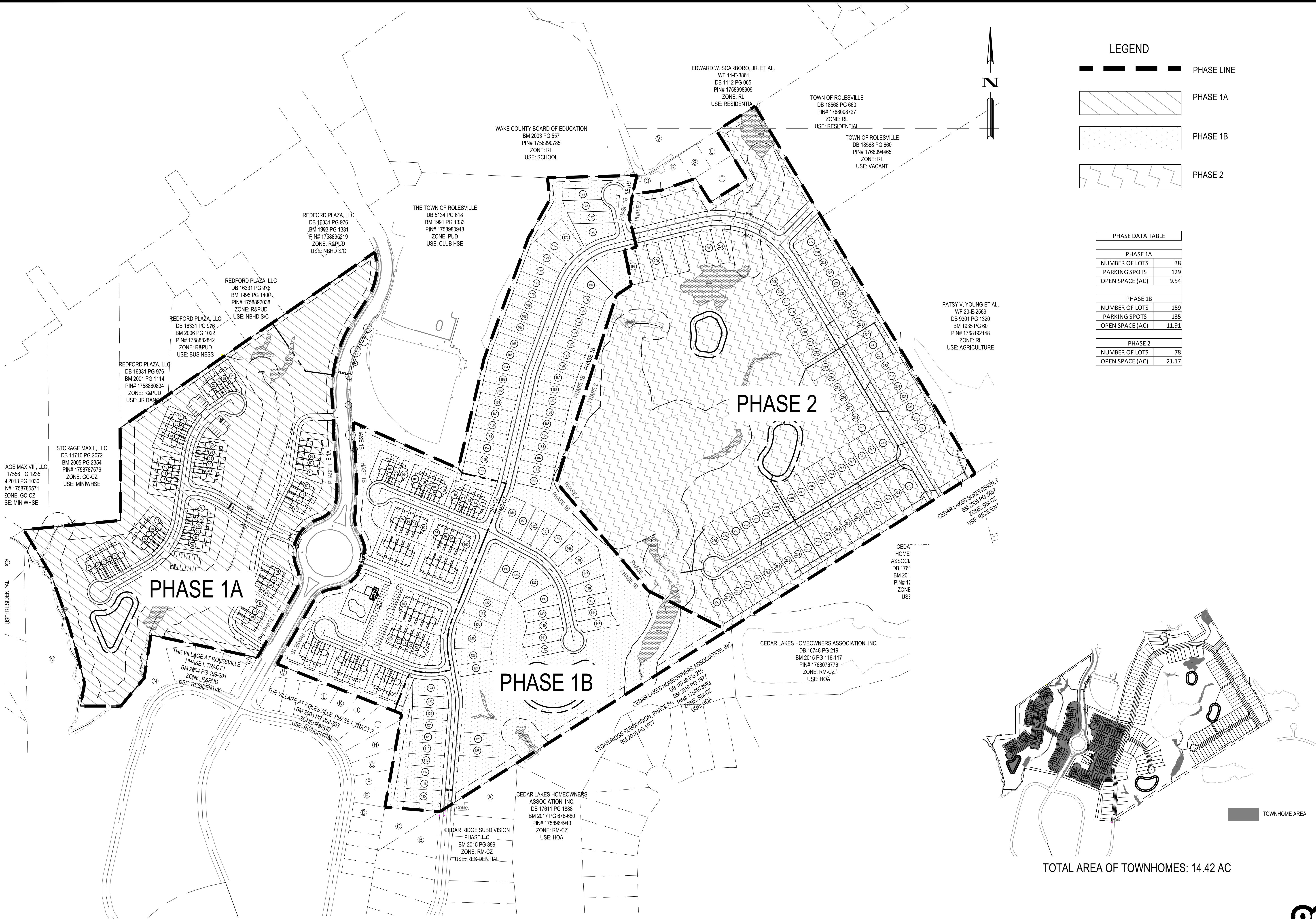
PRELIMINARY
ENGINEER
PEDRO M. FERRERA
NOT FOR
CONSTRUCTION

FILE NUMBER:
8430-03
DATE: 08/01/2023

C2-5



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LEGEND

PHASE LINE

PHASE 1A

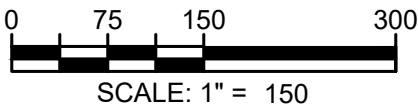
PHASE 1B

PHASE 2

PHASE DATA TABLE	
PHASE 1A	
NUMBER OF LOTS	38
PARKING SPOTS	129
OPEN SPACE (AC)	9.54
PHASE 1B	
NUMBER OF LOTS	159
PARKING SPOTS	135
OPEN SPACE (AC)	11.91
PHASE 2	
NUMBER OF LOTS	78
OPEN SPACE (AC)	21.17



TOTAL AREA OF TOWNHOMES: 14.42 AC



PHASING PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03

DATE: 08/01/2023

LENNAR

CORPORAION

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

PARKER RIDGE

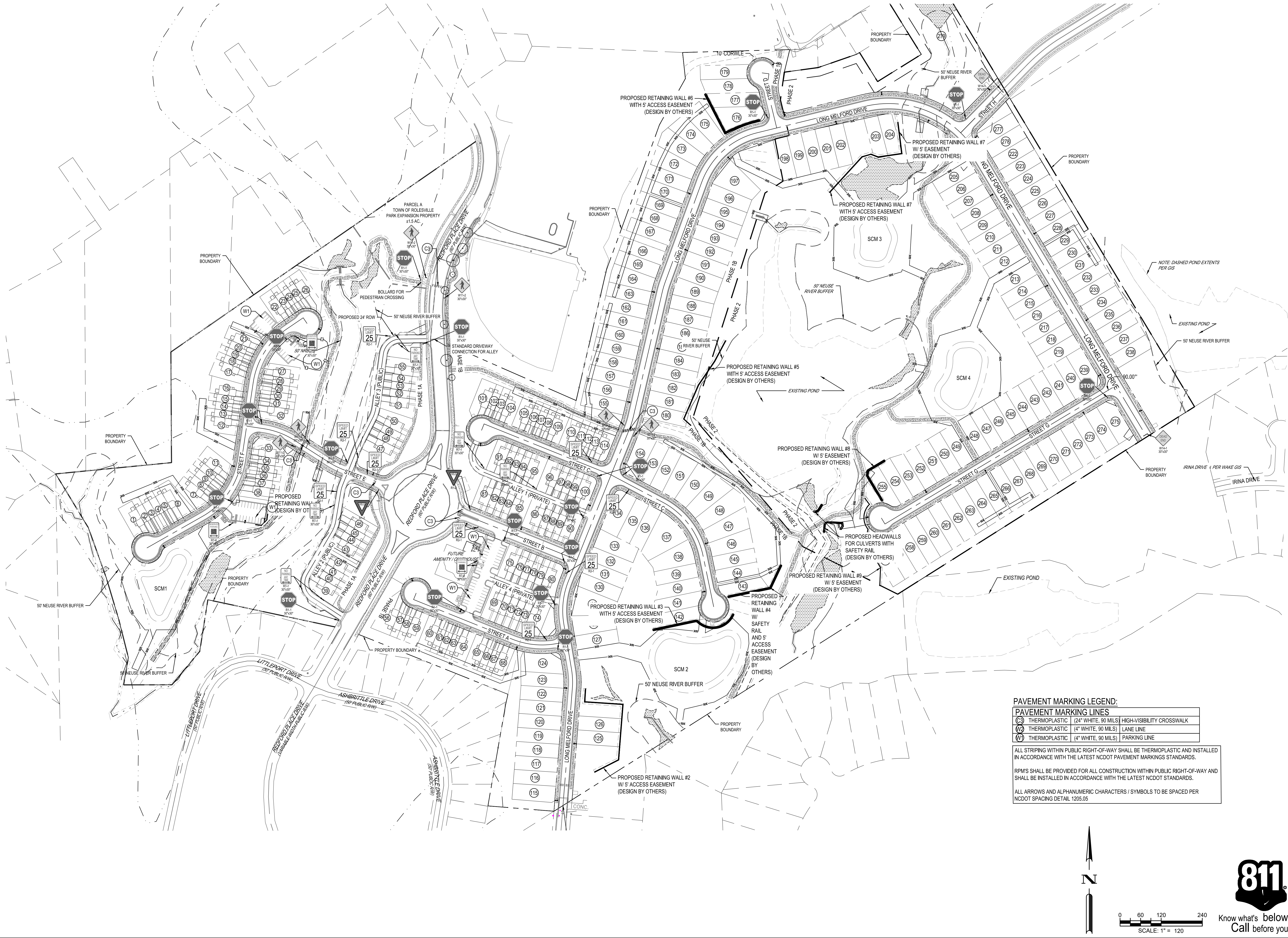
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

BCE

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
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NC LICENSE #C-4397

DESIGNED BY:	DF/CD	
DRAWN BY:	DF/JWM	
REVIEWED BY:	DF	
REV	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV	06/01/2023	INITIAL SUBMITTAL

\\browgny.net\panzura\Regions\NCA\Projects\Lennar\8430-03 - DWG\Working\SIGNAGEANDSTRIPINGPLAN.dwg Layout: SIGNAGE AND STRIPING PLAN Plotted: 8/1/2023 1:29:20 PM



PAVEMENT MARKING LEGEND:

PAVEMENT MARKING LINES	
(C3)	THERMOPLASTIC (24" WHITE, 90 MILS) HIGH-VISIBILITY CROSSWALK
(W2)	THERMOPLASTIC (4" WHITE, 90 MILS) LANE LINE
(W1)	THERMOPLASTIC (4" WHITE, 90 MILS) PARKING LINE

ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST NCDOT PAVEMENT MARKINGS STANDARDS.

RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NCDOT STANDARDS.

ALL ARROWS AND ALPHANUMERIC CHARACTERS / SYMBOLS TO BE SPACED PER NCDOT SPACING DETAIL 1205.05

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

08/01/2023

06/01/2023

REV

PER TOWN OF ROLESVILLE COMMENT

INITIAL SUBMITTAL

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RALEIGH NC 27607
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NC LICENSE #C-4397

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CORPORAION

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

PARKER RIDGE

82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

SIGNAGE AND STRIPING

PLAN

NORTH CAROLINA

PROFESSIONAL

PRELIMINARY

ENGINEER

DEBRA M. FERN

NOT FOR CONSTRUCTION

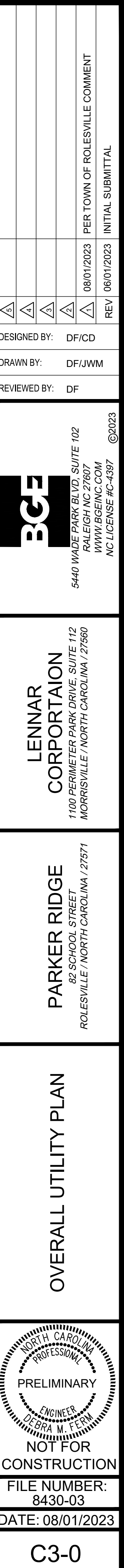
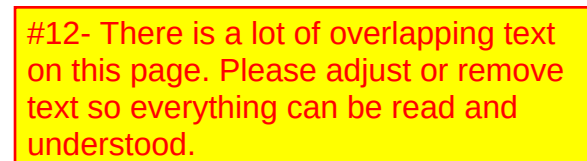
FILE NUMBER:
8430-03

DATE: 08/01/2023

C2-8

811

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DESIGNED BY: DF/CD	
DRAWN BY: DF/JWM	
REVIEWED BY: DF	
REV 08/01/2023 PER TOWN OF ROLESVILLE COMMENT	
REV 06/01/2023 INITIAL SUBMITTAL	

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NC LICENSE #C-4397

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

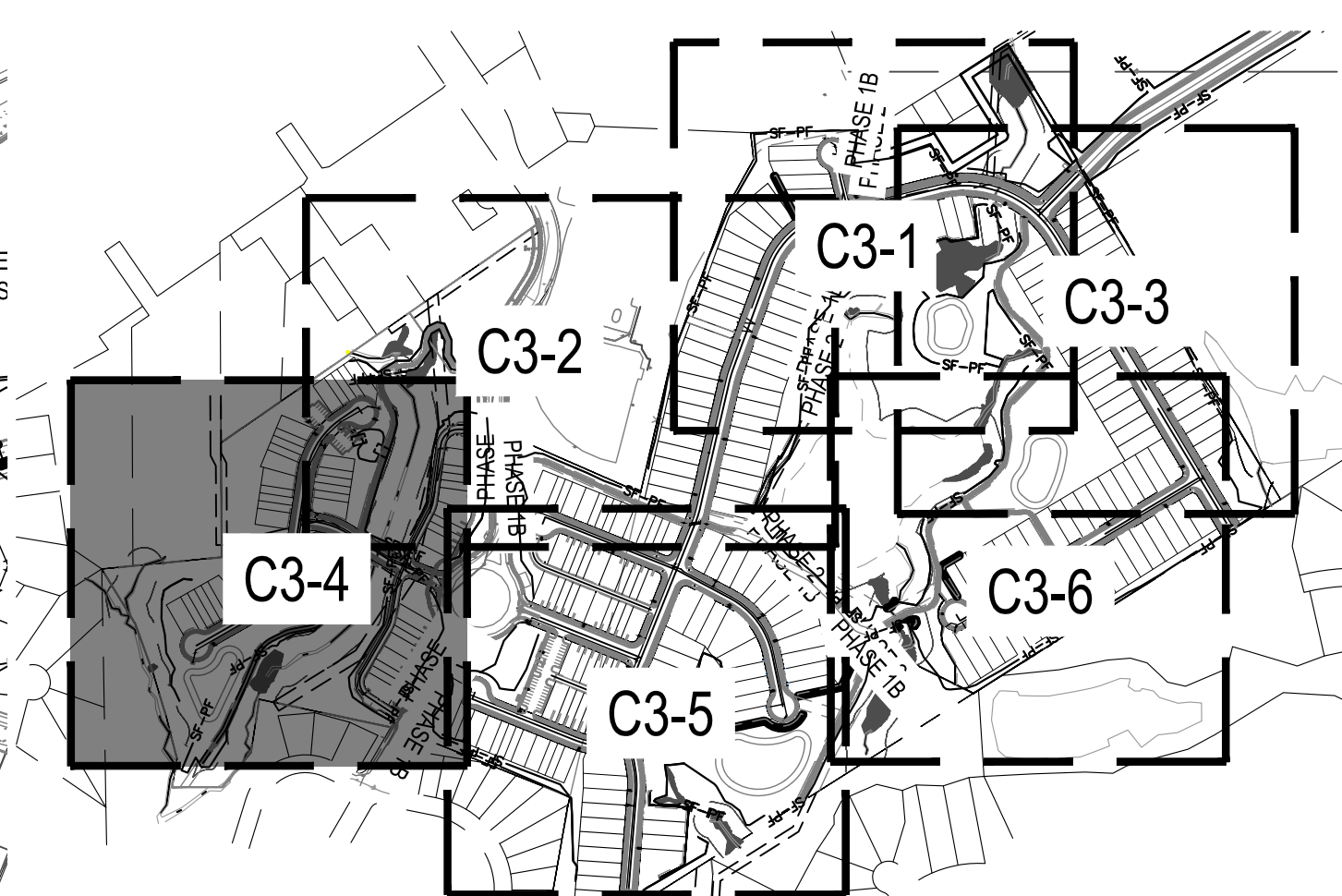
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED UTILITY
PLAN (2 OF 6)

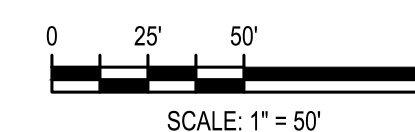
PRELIMINARY
NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 08/01/2023

811
Know what's below.
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C3-2



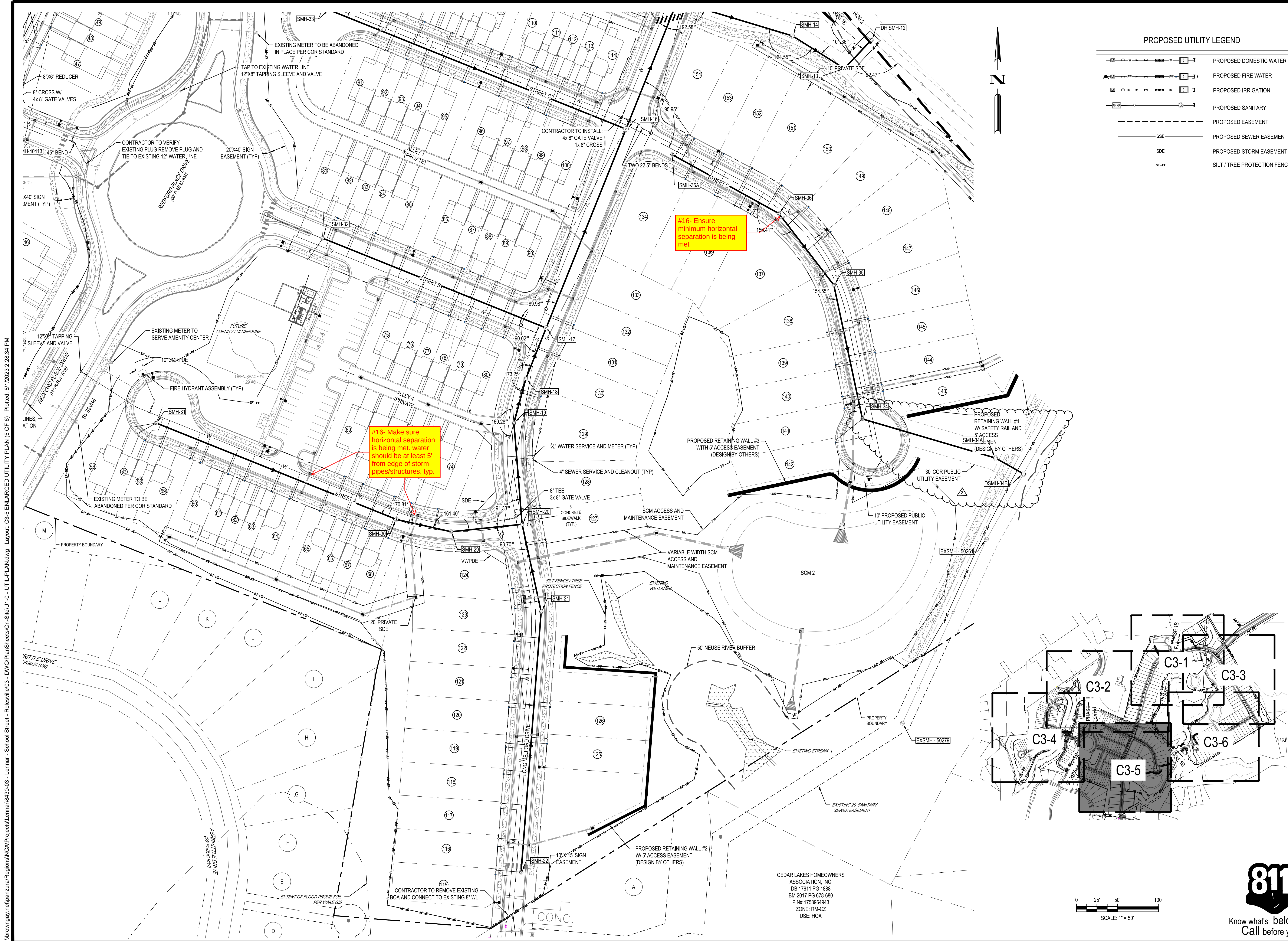
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE WATER
	PROPOSED IRRIGATION
	PROPOSED SANITARY
	PROPOSED EASEMENT
	PROPOSED SEWER EASEMENT
	PROPOSED STORM EASEMENT
	SILT / TREE PROTECTION FENCE



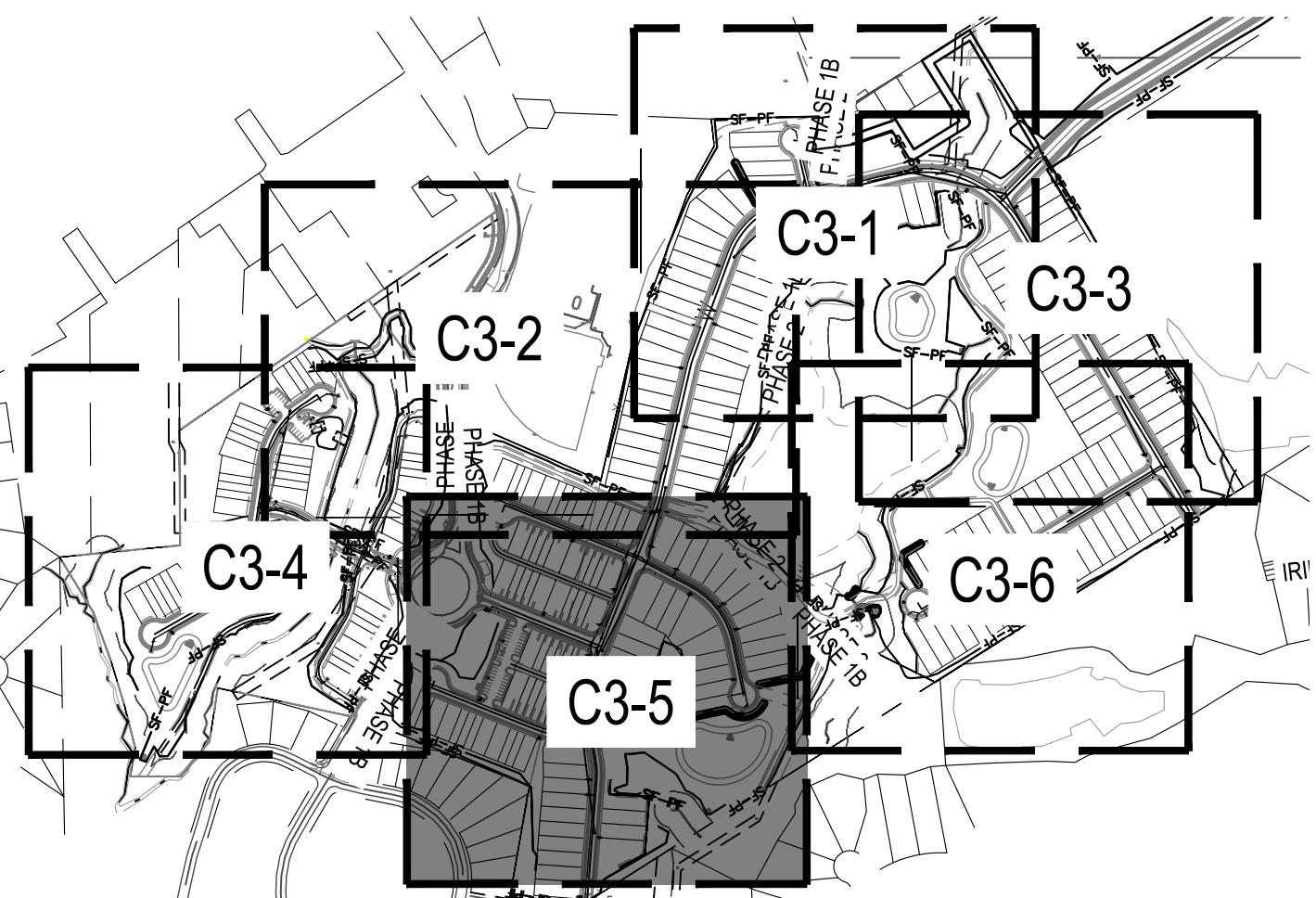
Know what's below.
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	ENLARGED UTILITY PLAN (4 OF 6)		PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571		LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560		 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BGEINC.COM NC LICENSE #C-4397 ©2023		DESIGNED BY: DF/CD		
									DRAWN BY: DF/JWM		
									REVIEWED BY: DF		
									08/01/2023		
FILE NUMBER: 8430-03			DATE: 08/01/2023			PER TOWN OF ROLESVILLE COMMENT INITIAL SUBMITTAL					
C3-4											

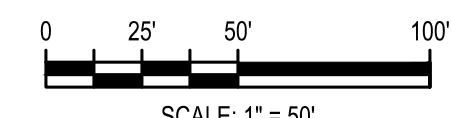
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PROPOSED UTILITY LEGEND	
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE WATER
	PROPOSED IRRIGATION
	PROPOSED SANITARY
	PROPOSED EASEMENT
	PROPOSED SEWER EASEMENT
	PROPOSED STORM EASEMENT
	SILT / TREE PROTECTION FENCE

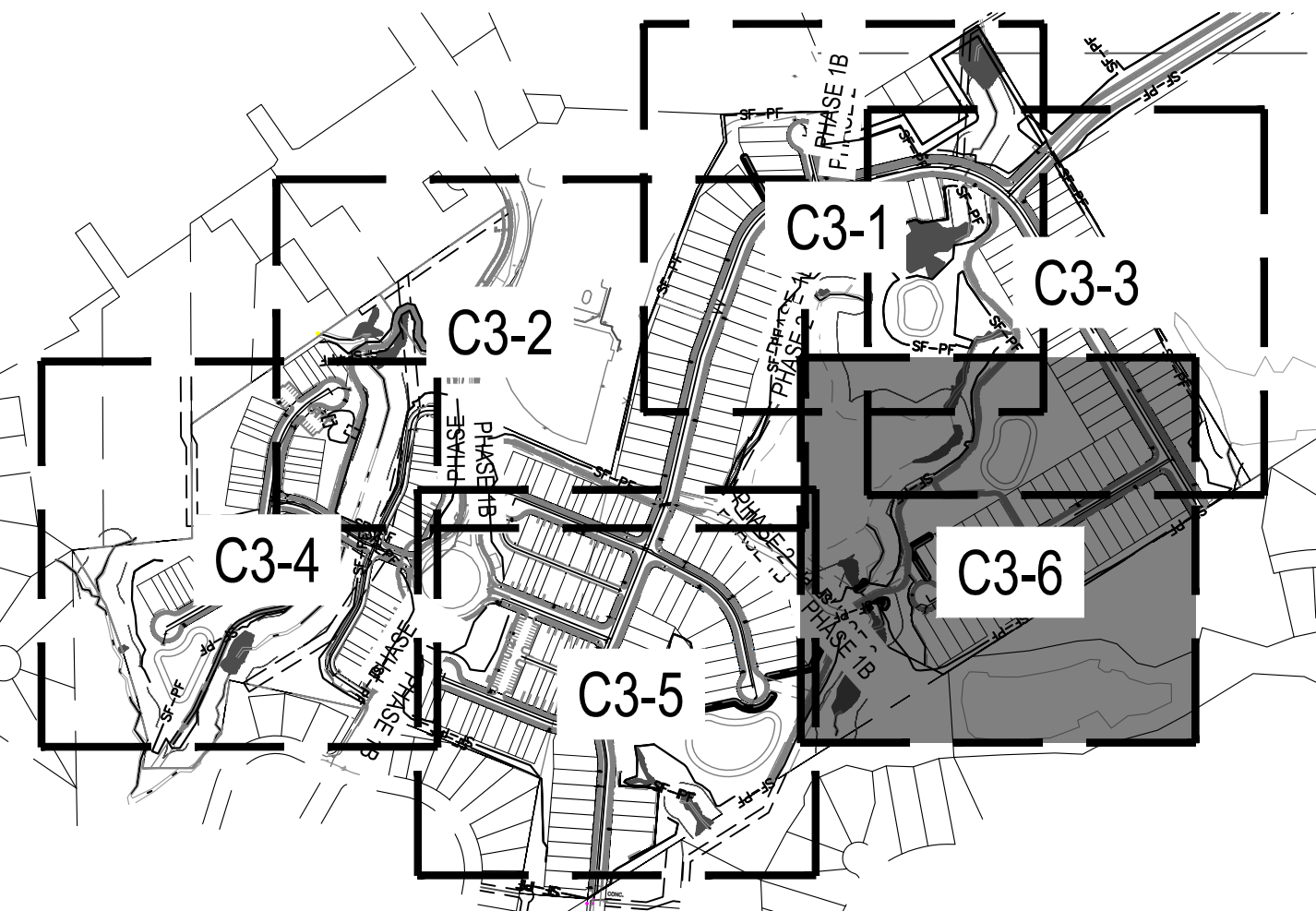
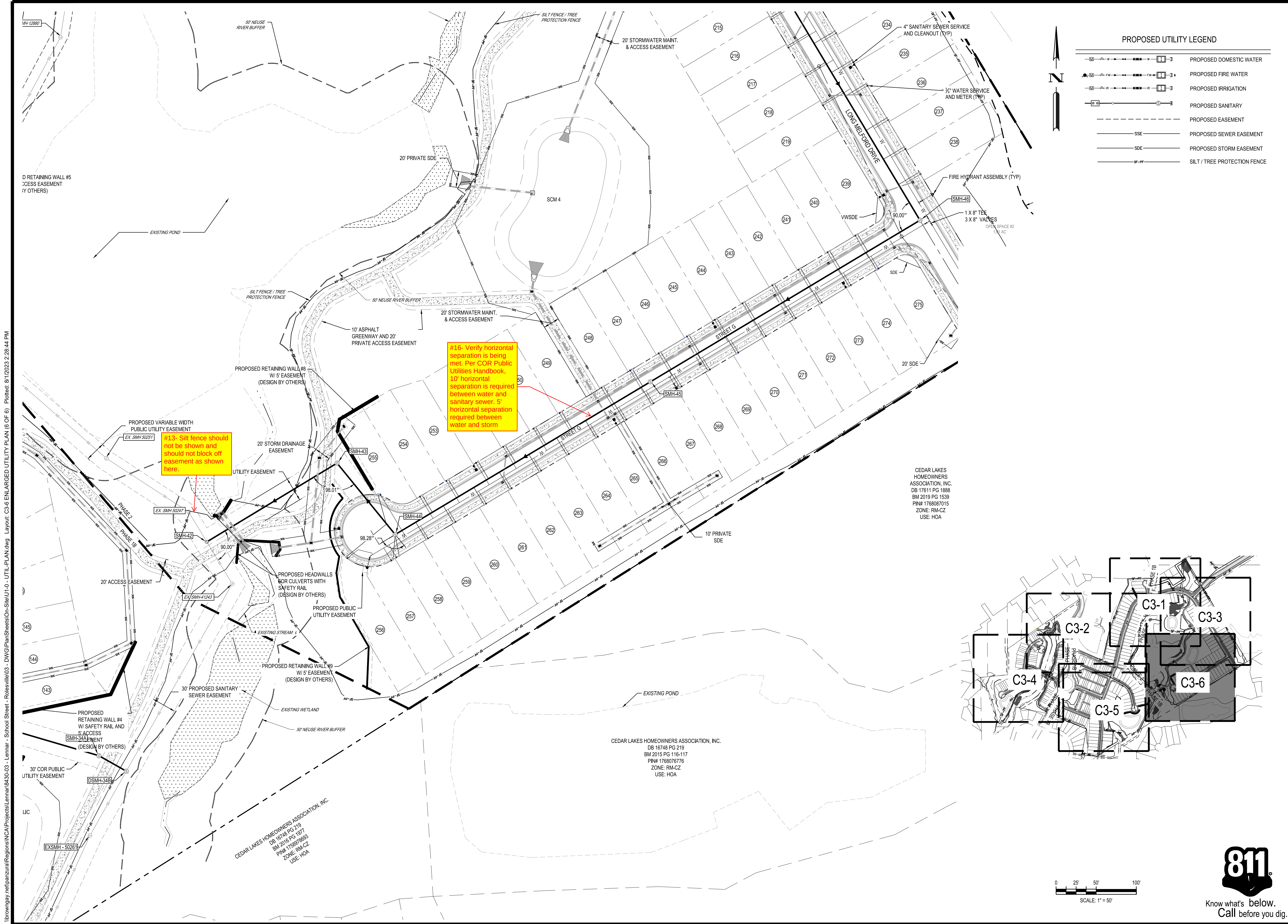


CEDAR LAKES HOMEOWNERS
ASSOCIATION, INC.
DB 17611 PG 1888
BM 2017 PG 678-680
PIN# 1750964943
ZONE: RMA-C2
USE: HOA



	5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	
	LENNAR CORPORAION	1100 PERMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560
	PARKER RIDGE	82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571
	ENLARGED UTILITY PLAN (5 OF 6)	
FILE NUMBER: 8430-03		
DATE: 08/01/2023		
C3-5		
DESIGNED BY: DF/CD		PER TOWN OF ROLESVILLE COMMENT
DRAWN BY: DF/JWM		08/01/2023
REVIEWED BY: DF		06/01/2023
REV		INITIAL SUBMITTAL

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PROPOSED UTILITY LEGEND	
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE WATER
	PROPOSED IRRIGATION
	PROPOSED SANITARY
	PROPOSED EASEMENT
	PROPOSED SEWER EASEMENT
	PROPOSED STORM EASEMENT
	SILT / TREE PROTECTION FENCE

	5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	
	LENNAR CORPORAION	1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560
	PARKER RIDGE	82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571
	ENLARGED UTILITY PLAN (6 OF 6)	
NOT FOR CONSTRUCTION		
FILE NUMBER: 8430-03		
DATE: 08/01/2023		
C3-6		PER TOWN OF ROLESVILLE COMMENT 08/01/2023 REV 06/01/2023 INITIAL SUBMITTAL