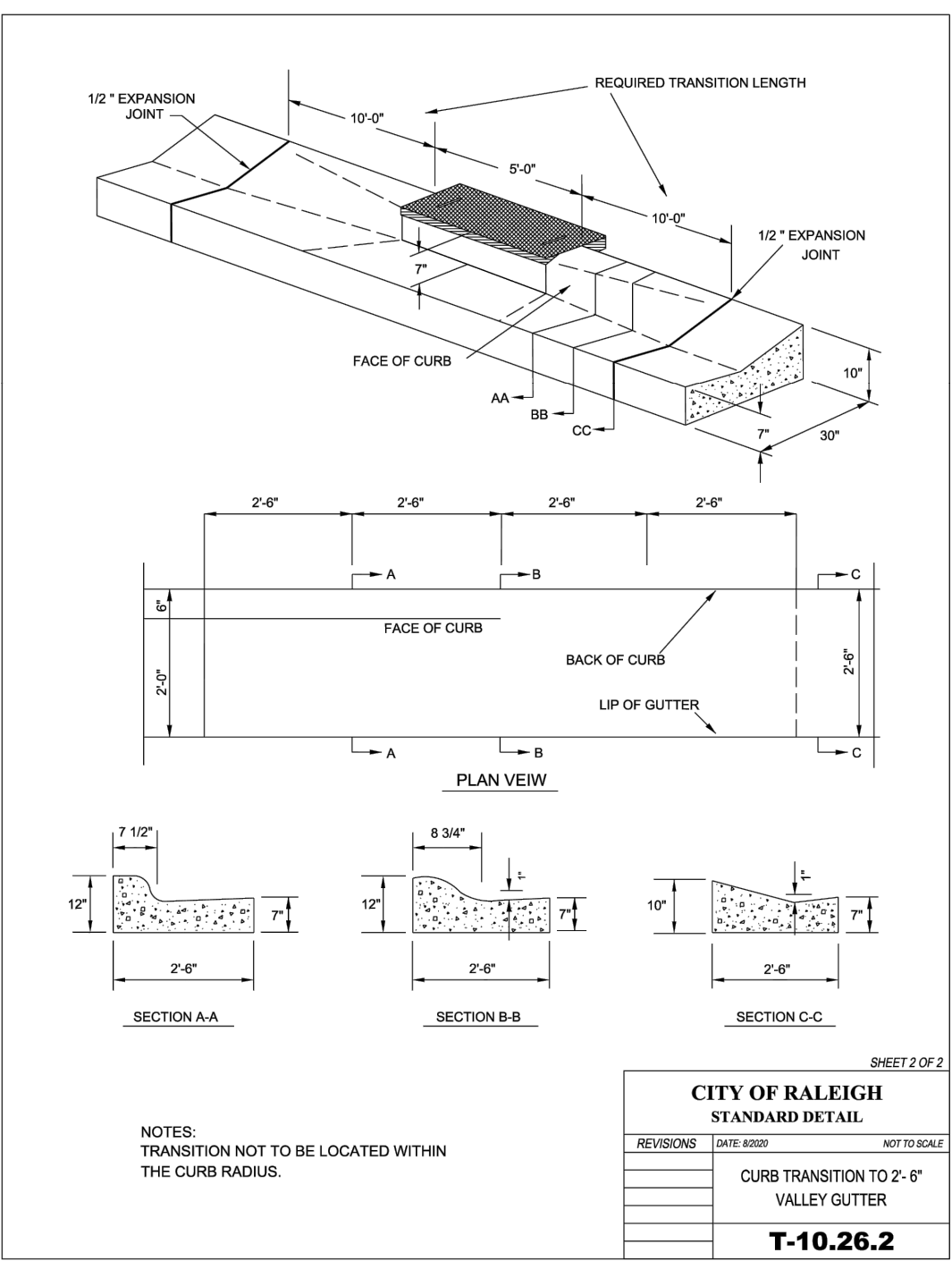
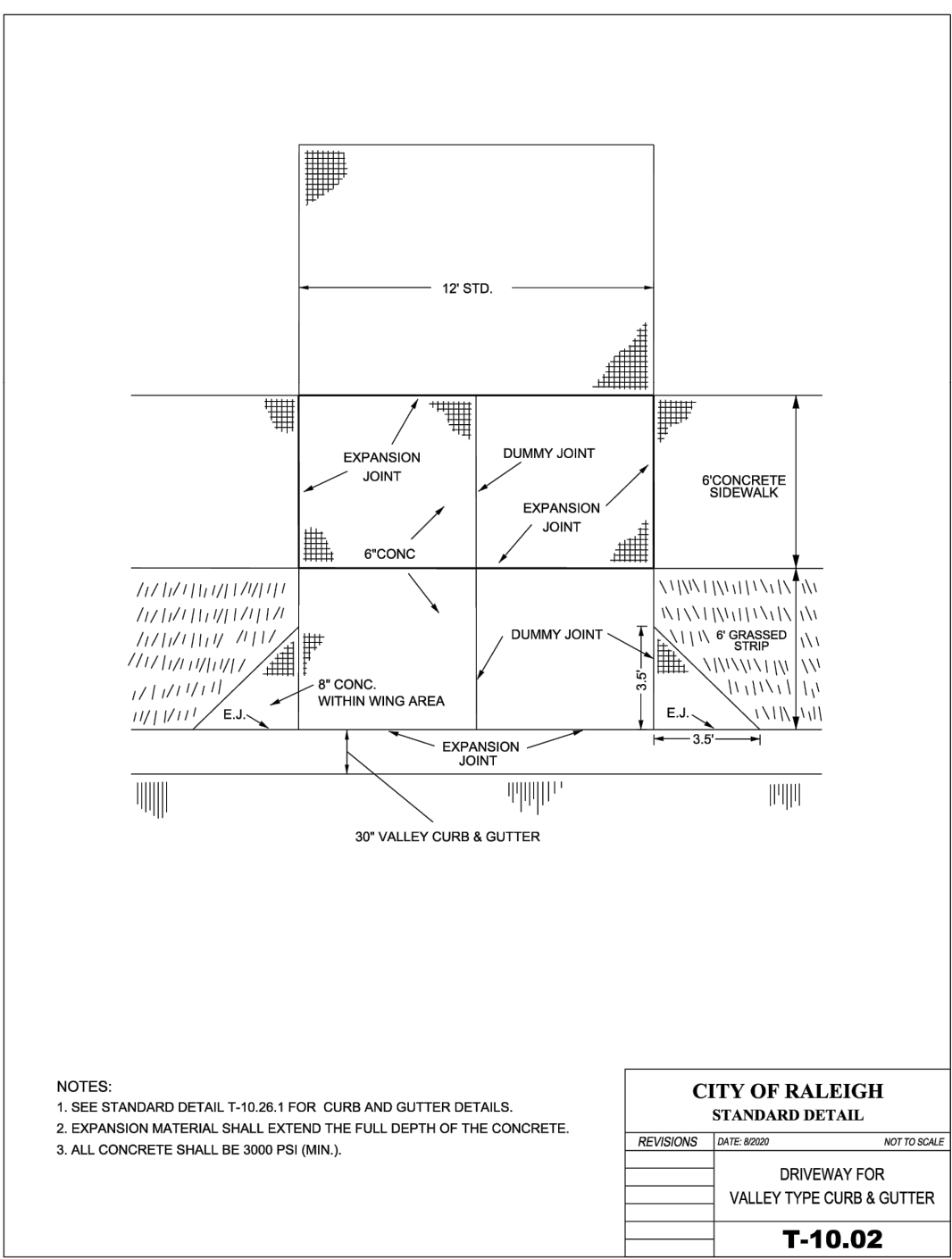
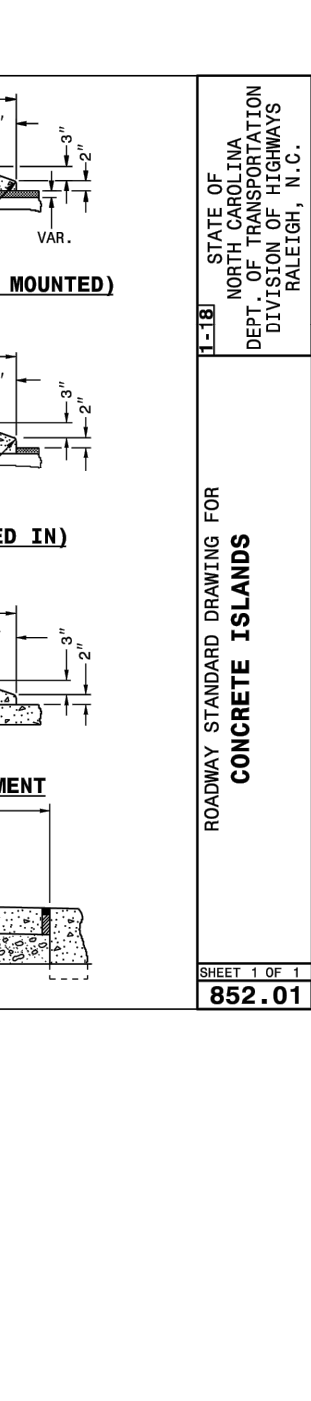
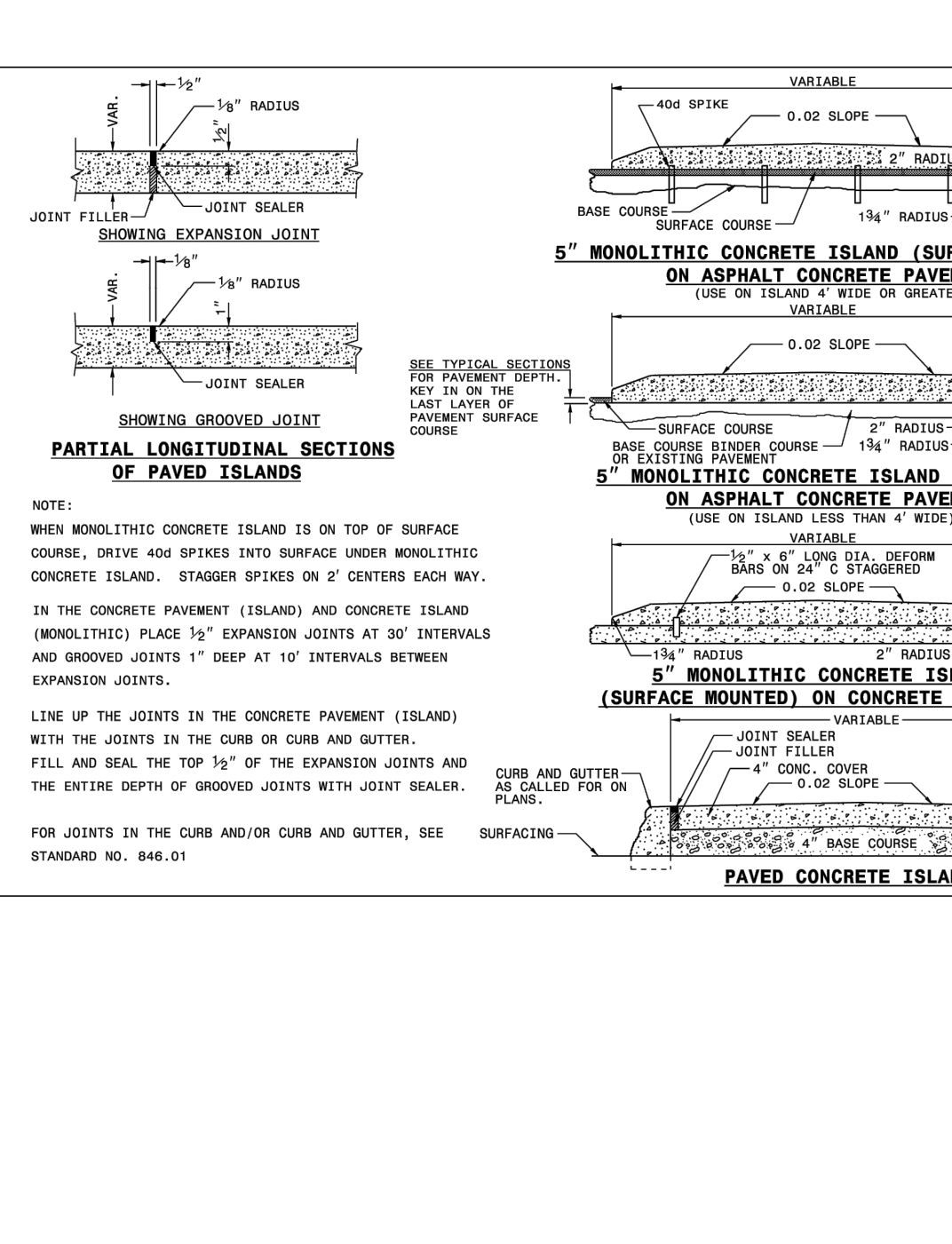
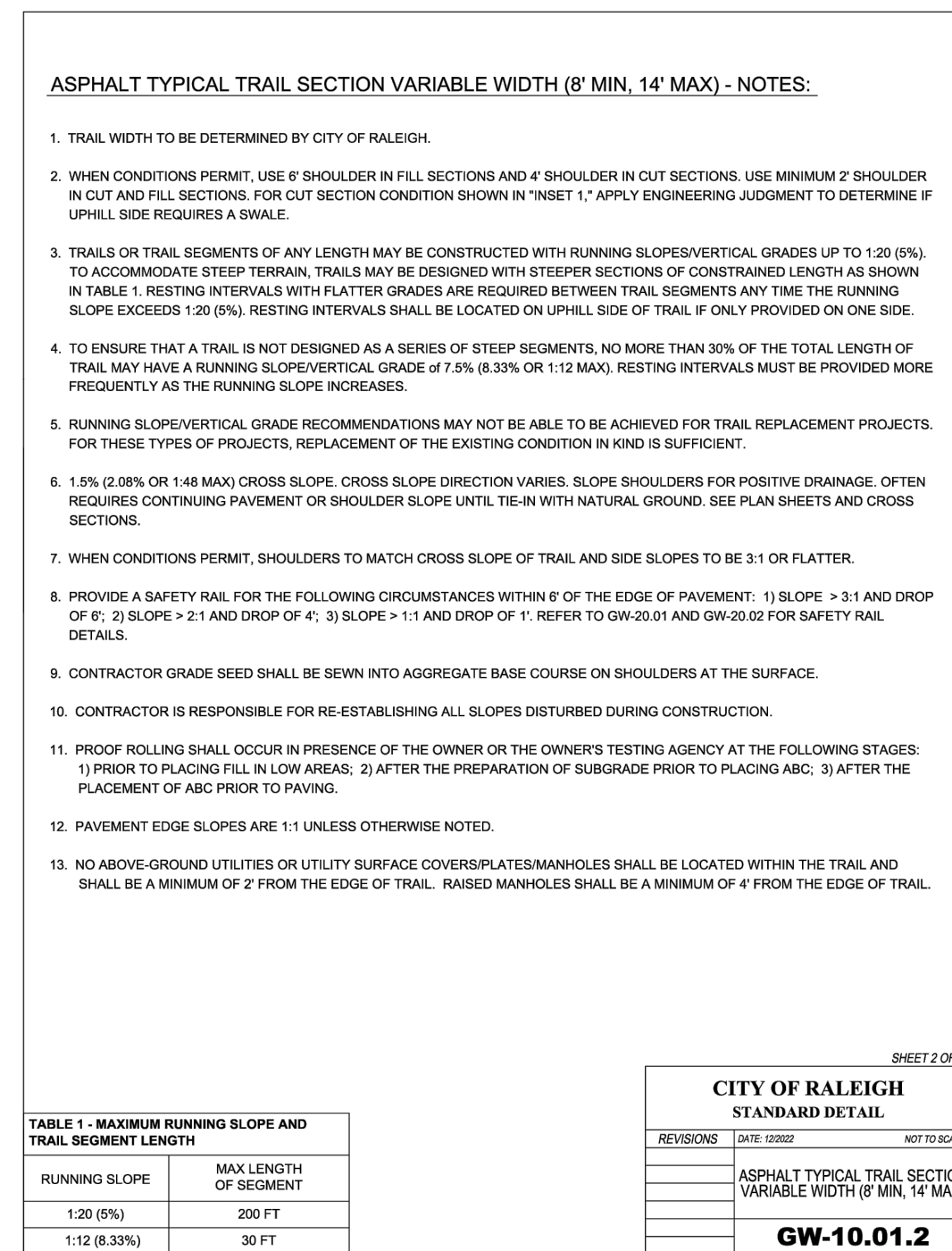
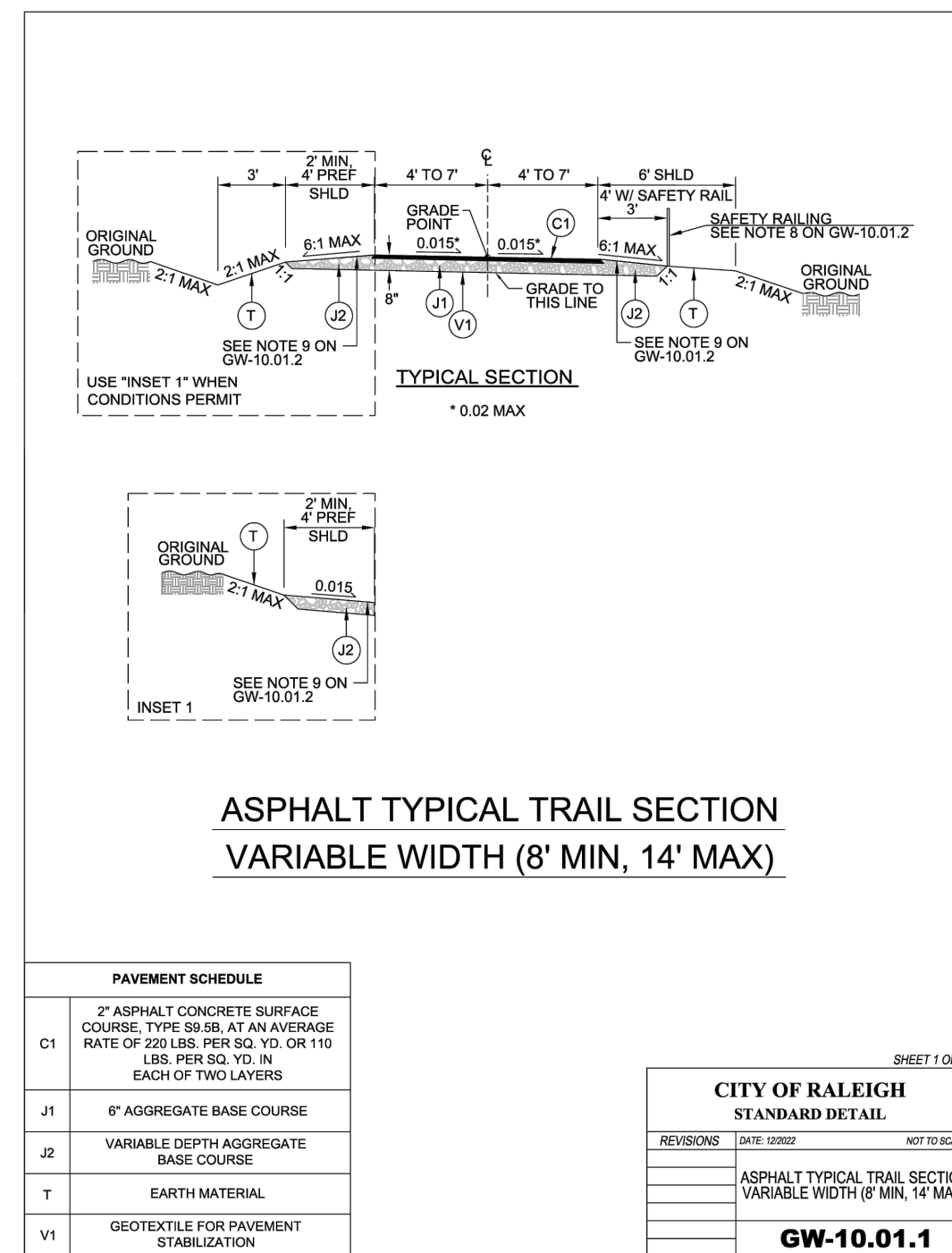
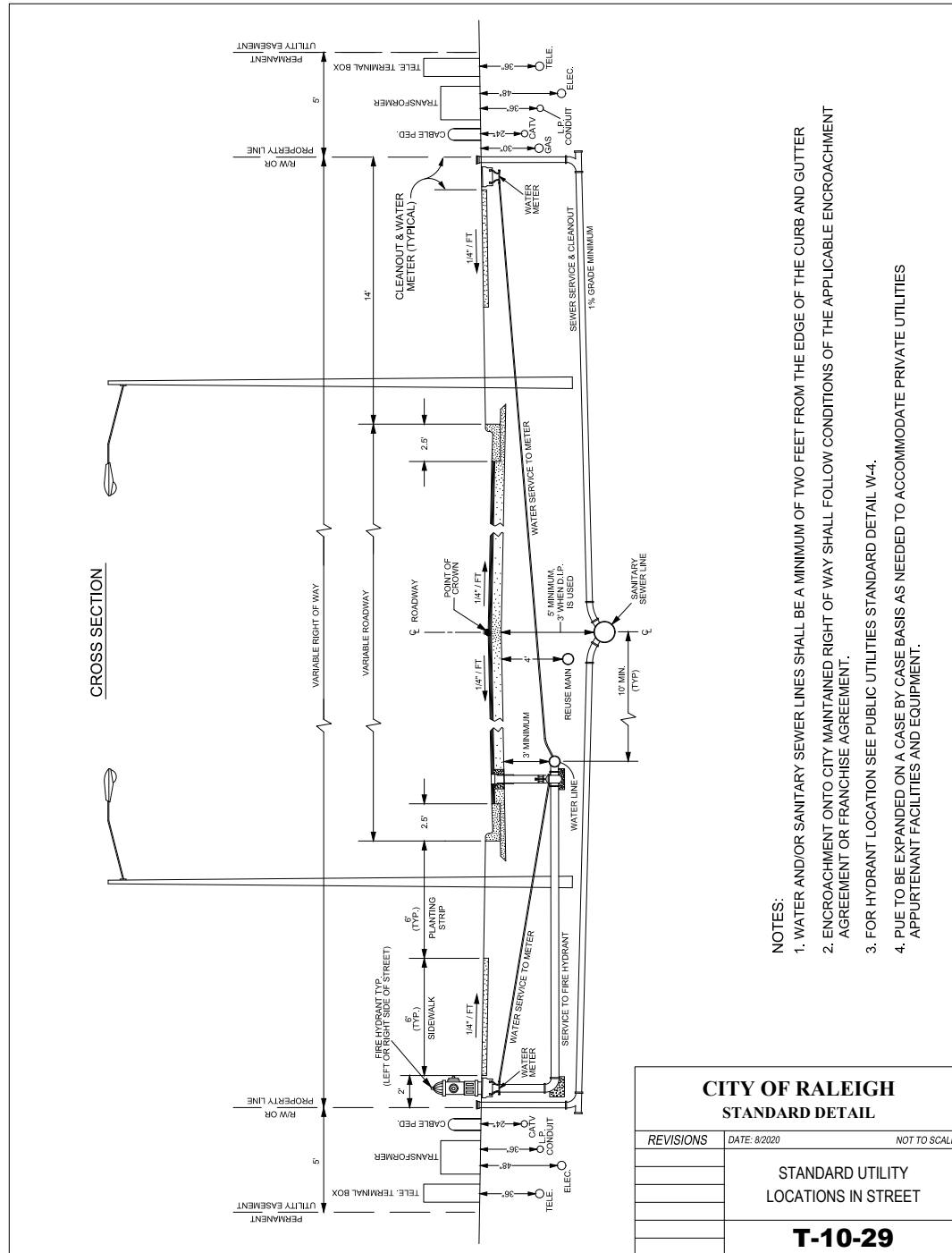
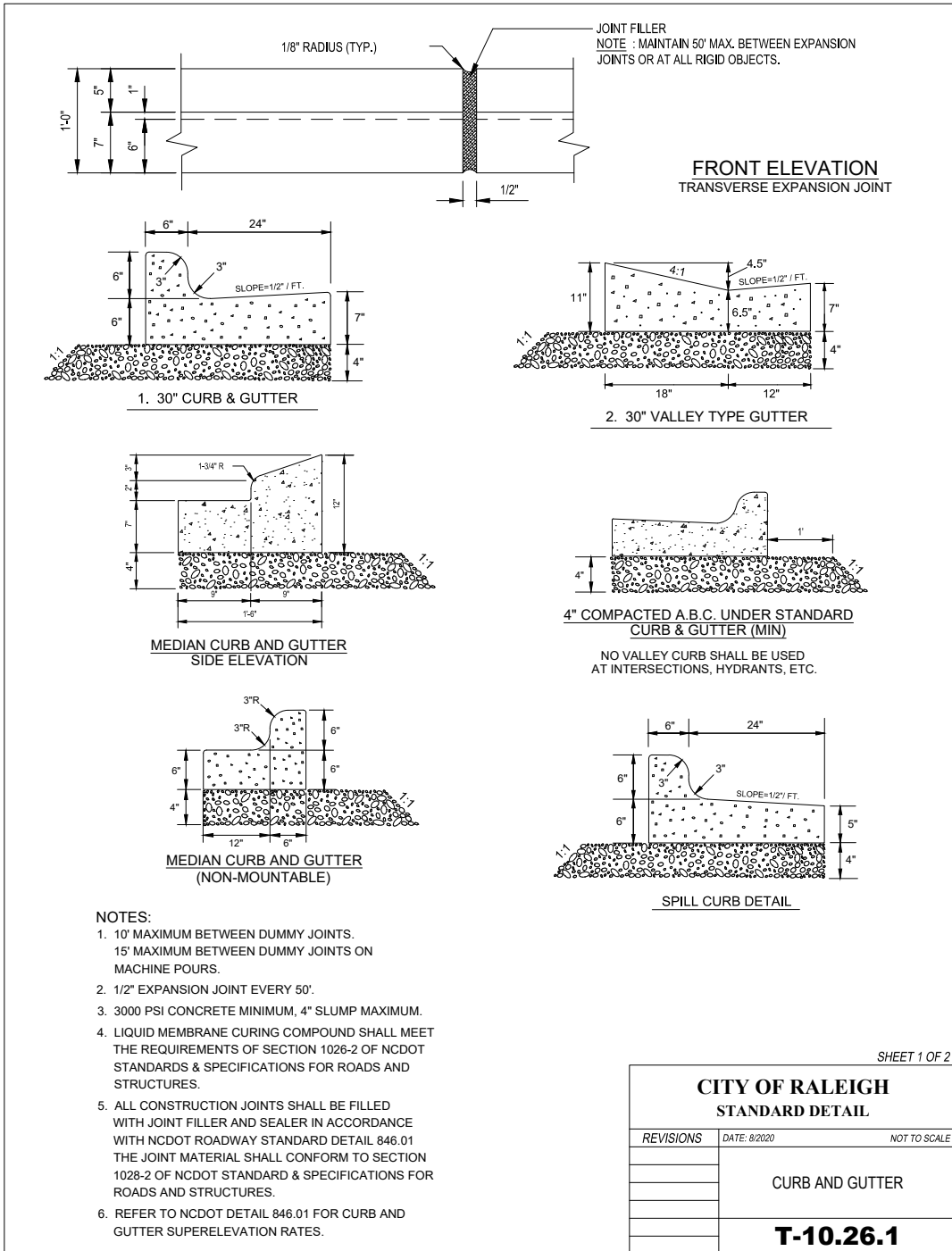
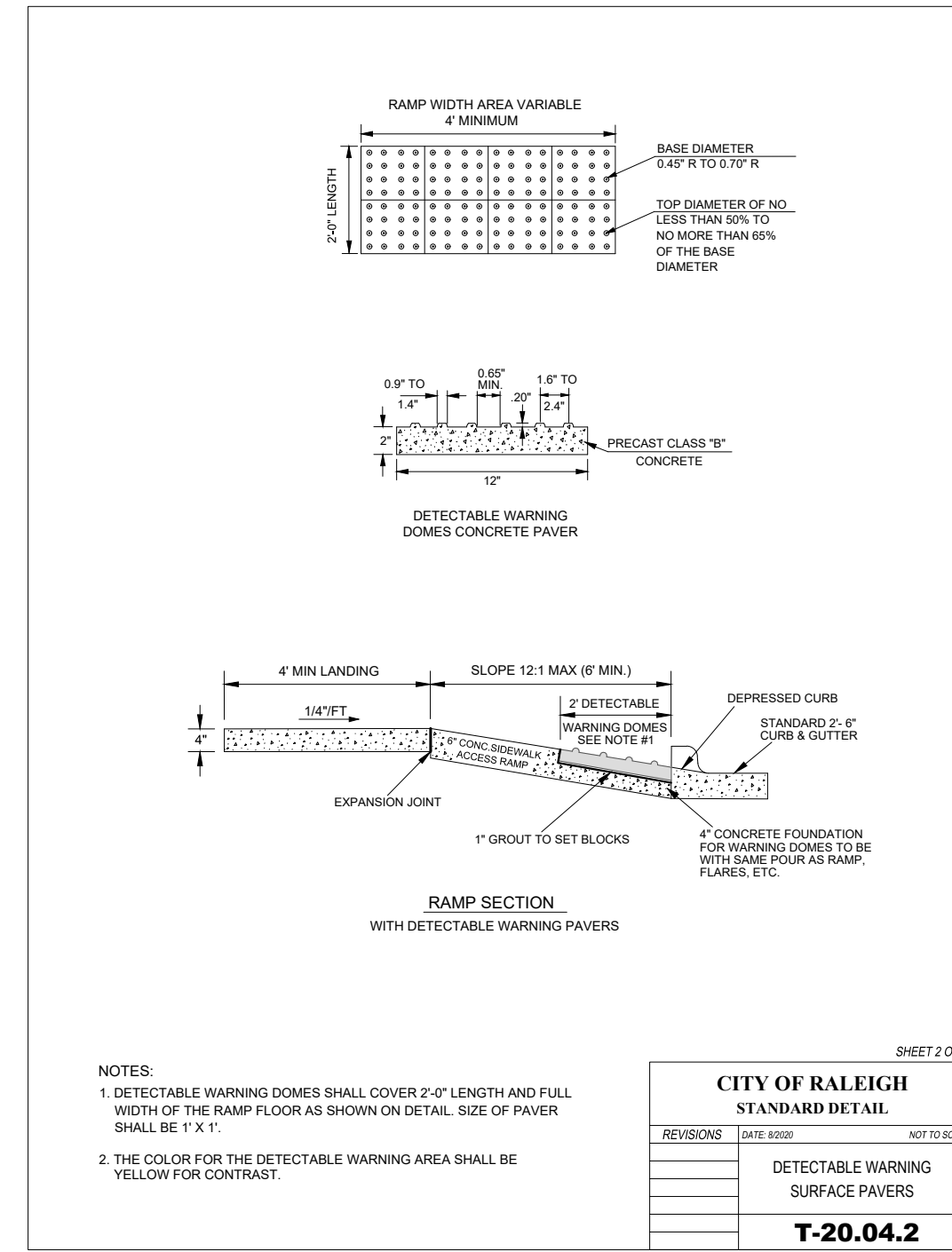
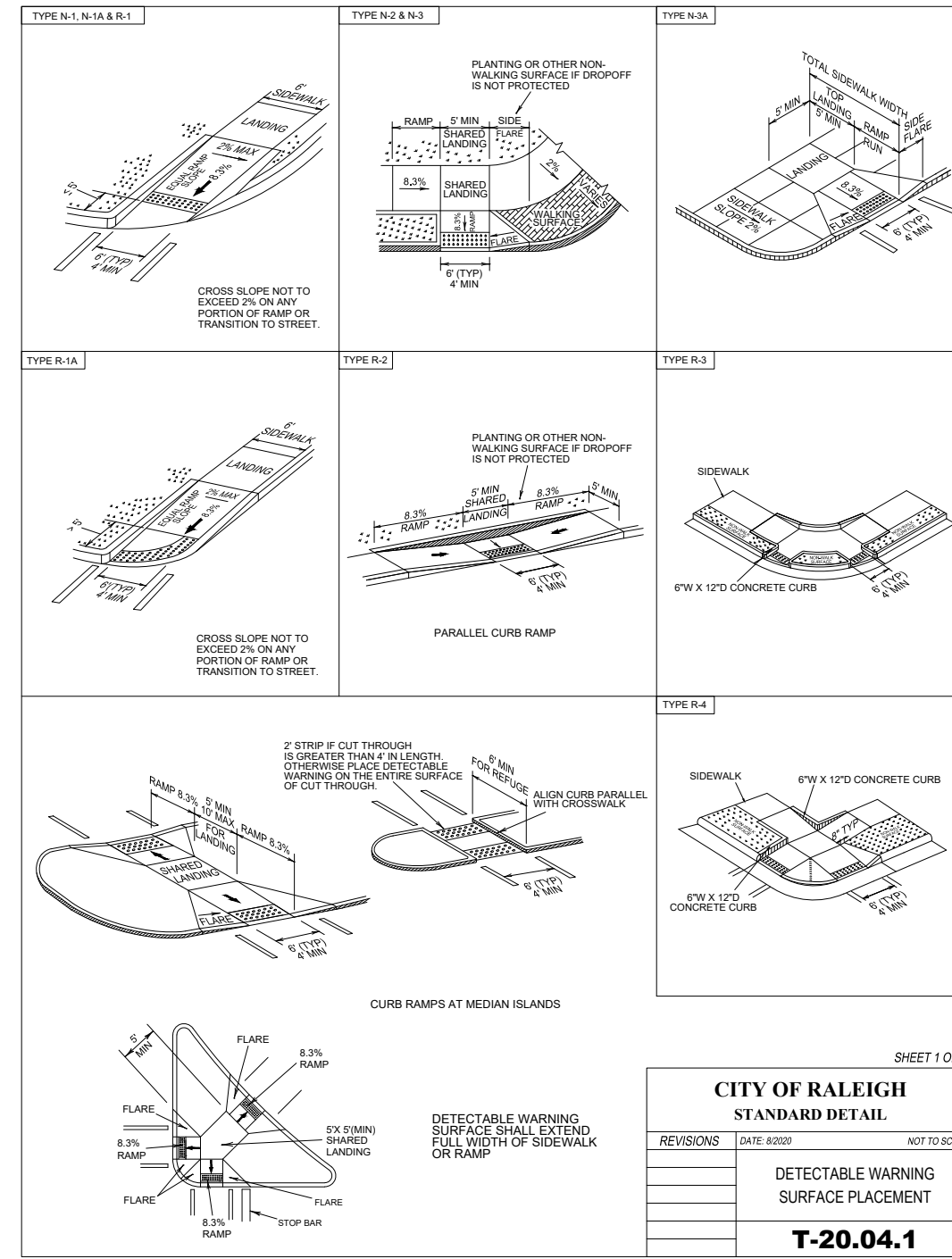
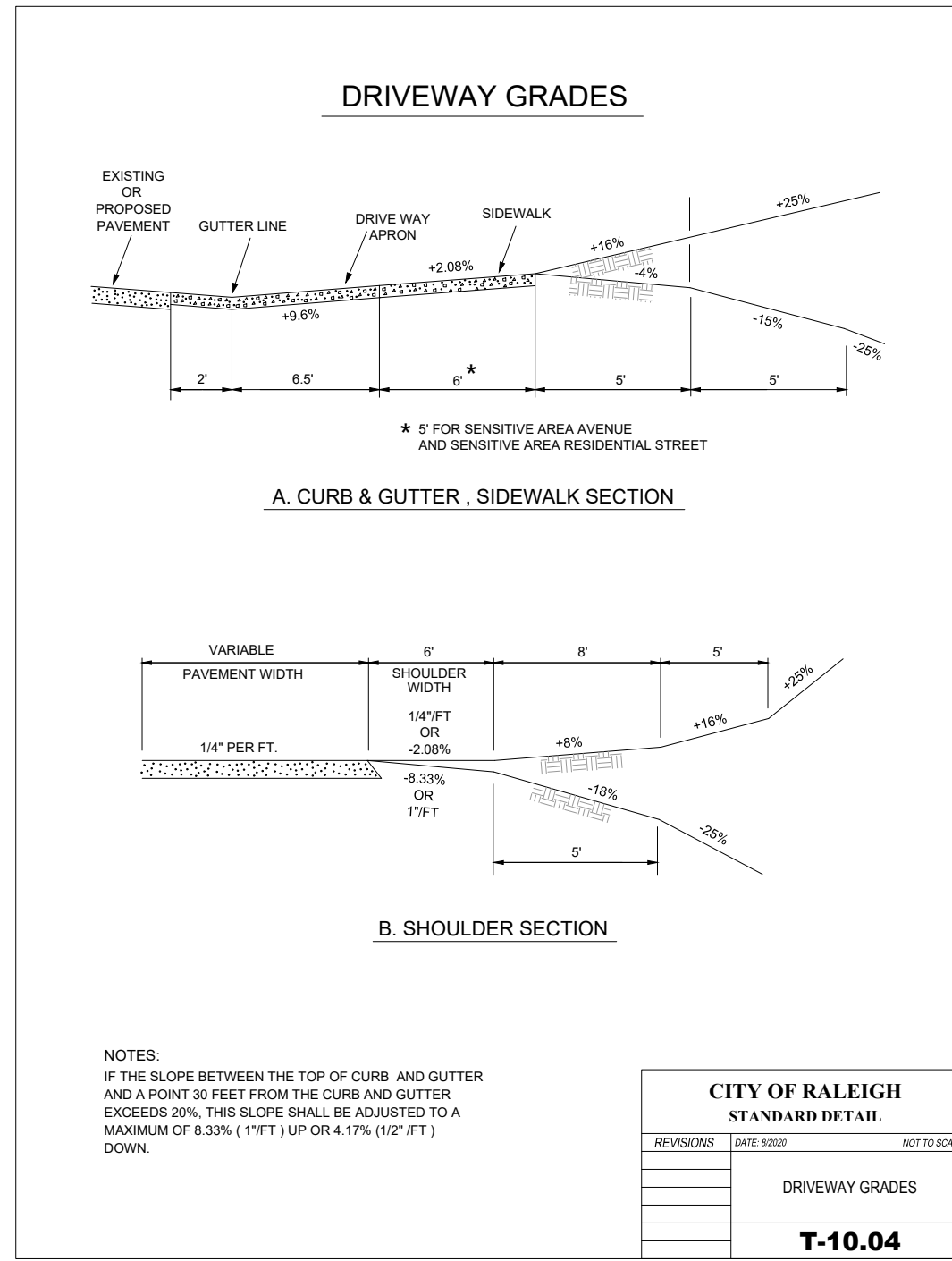
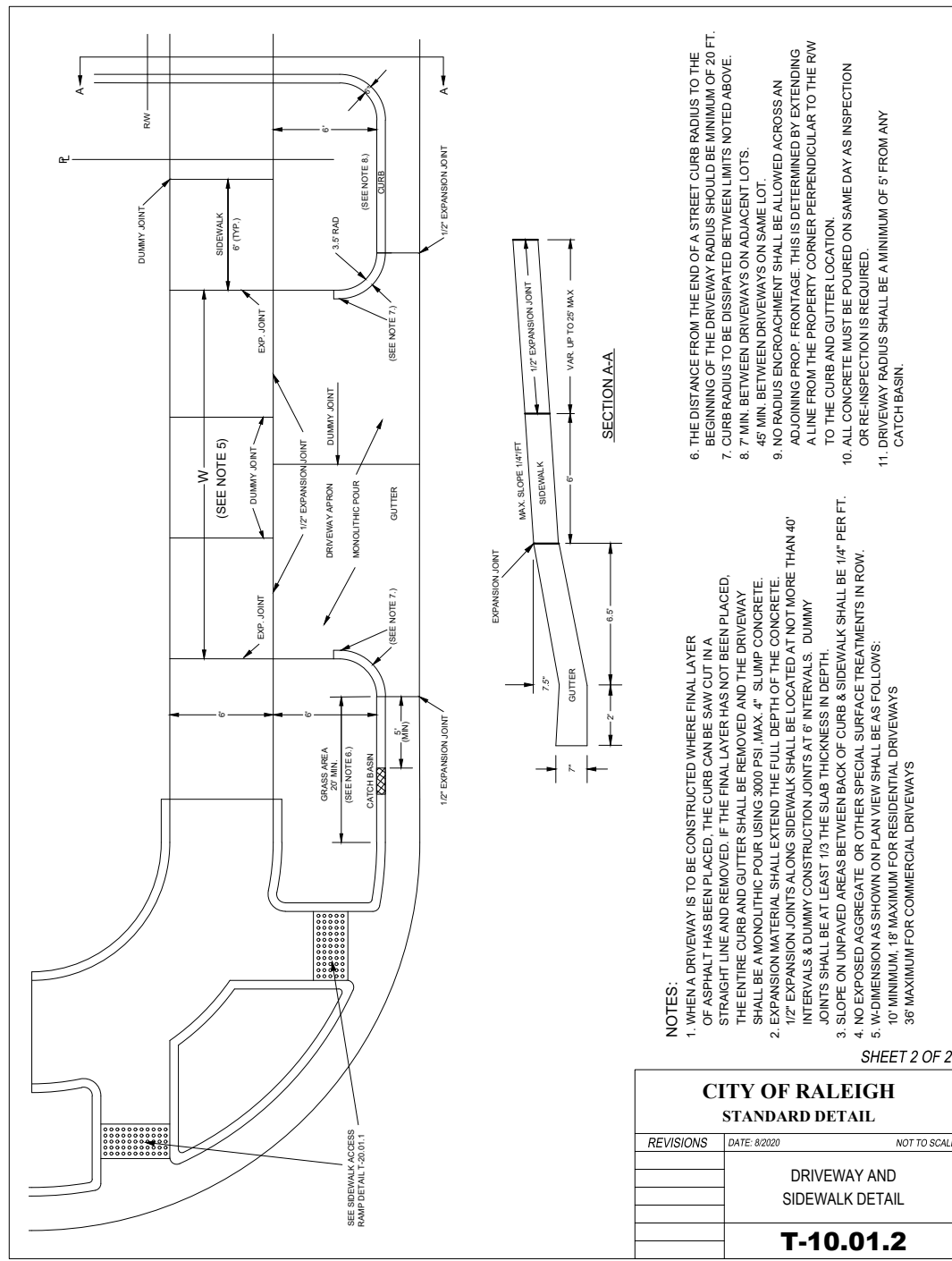
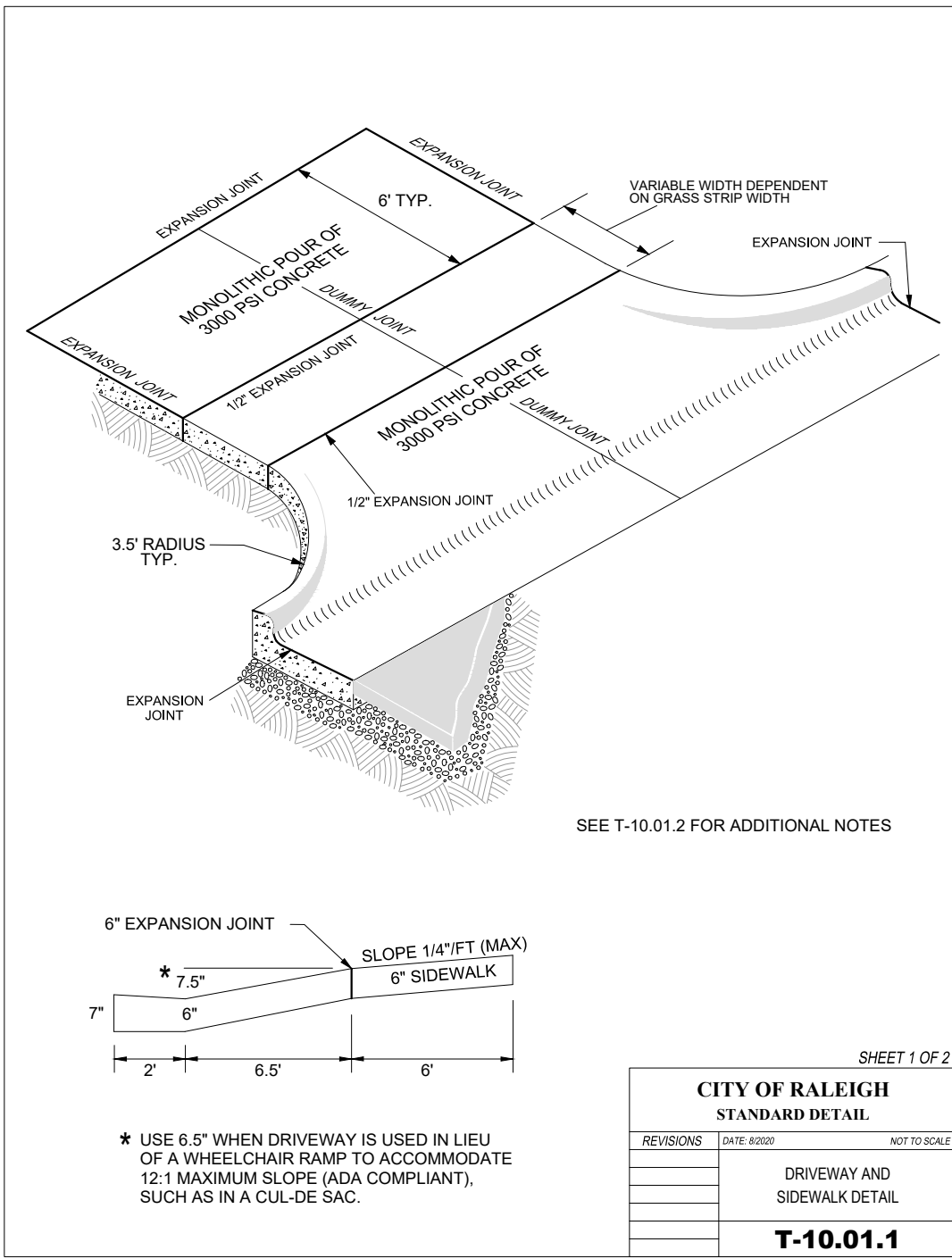




PER TOWN OF ROLESVILLE COMMENT
10/02/2023
DESIGNED BY: DF/CD

PER TOWN OF ROLESVILLE COMMENT
08/01/2023
DRAWN BY: DF/JWM

INITIAL SUBMITTAL
06/01/2023
REVIEWED BY: DF

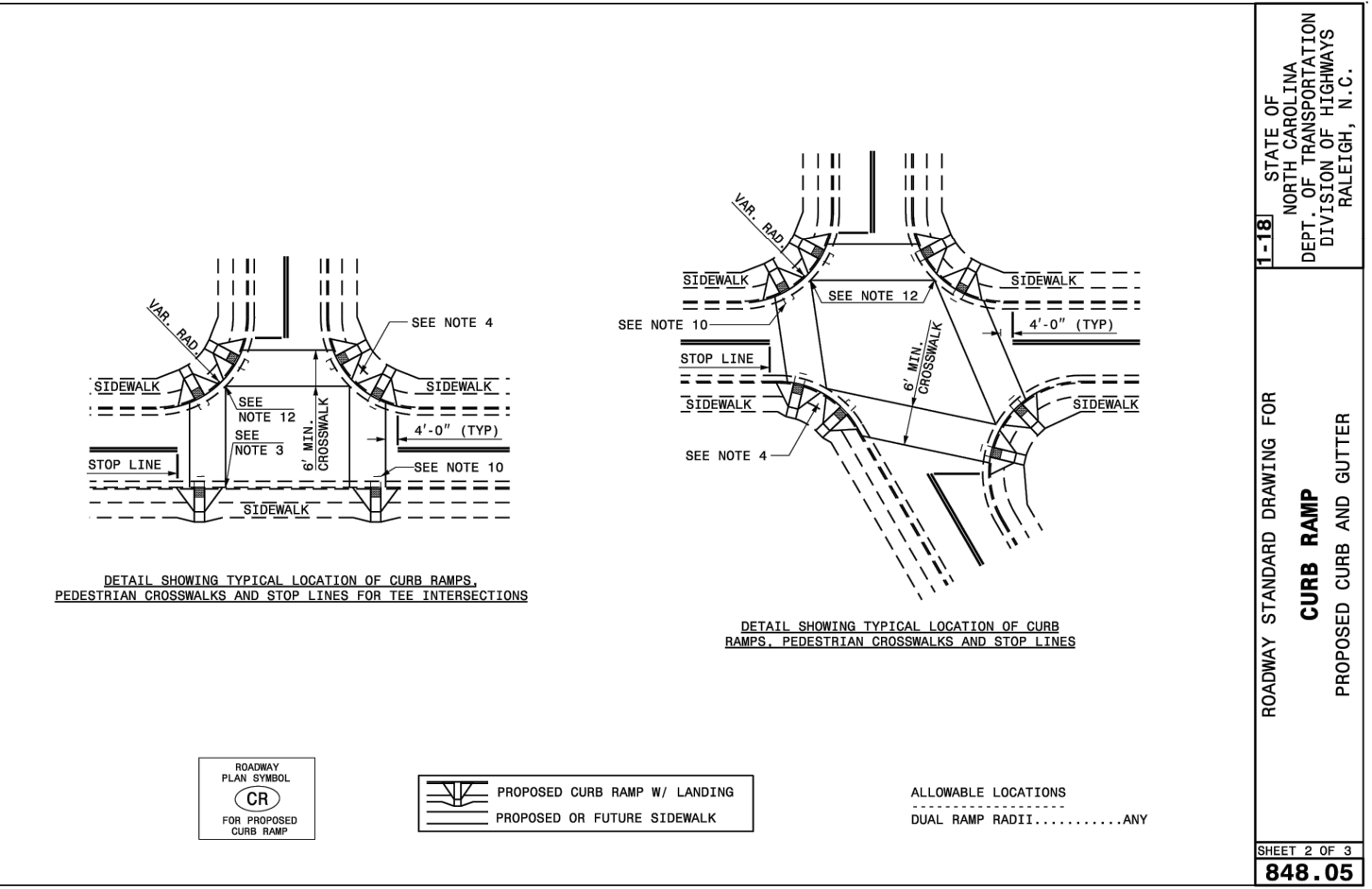
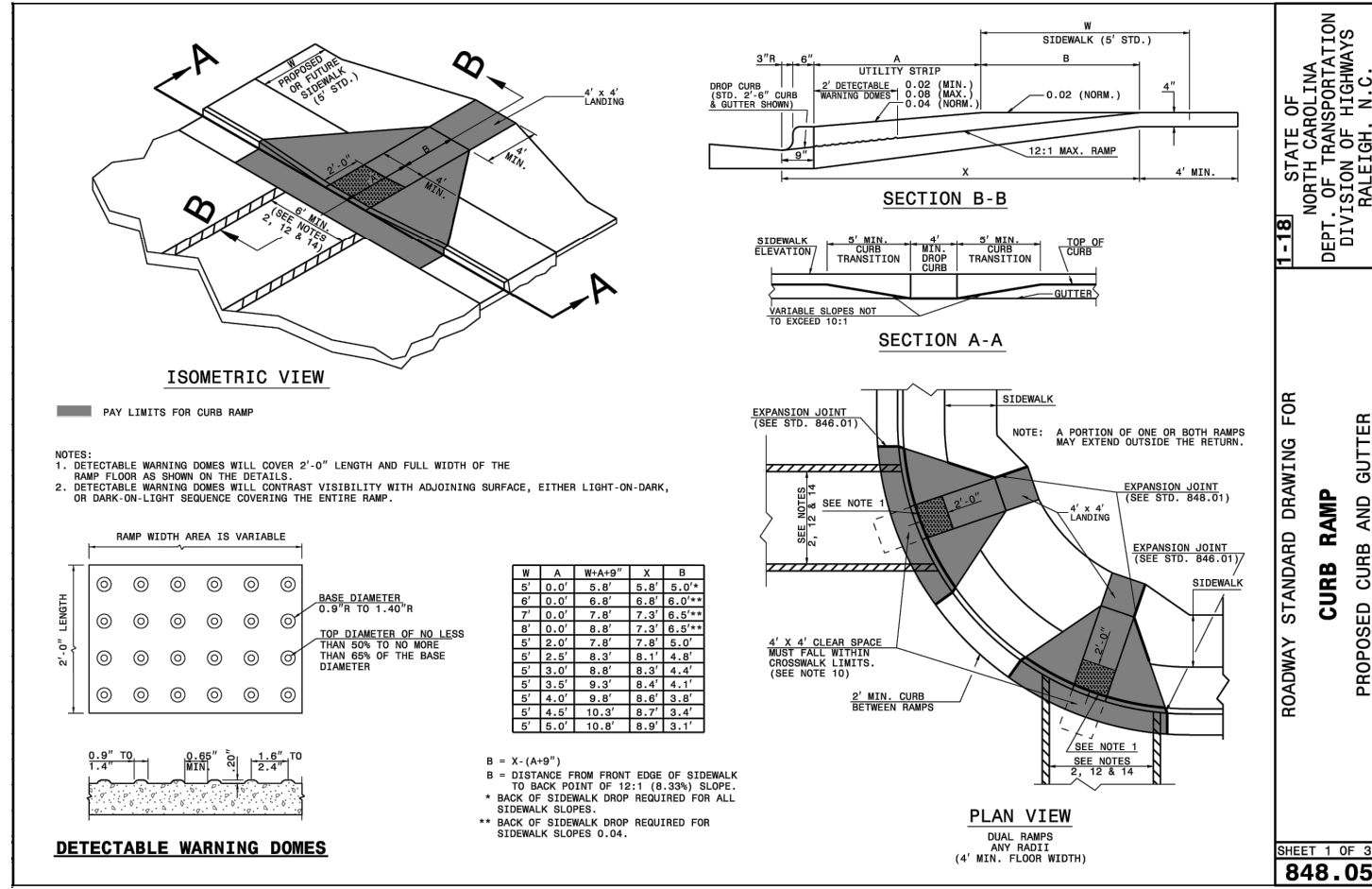
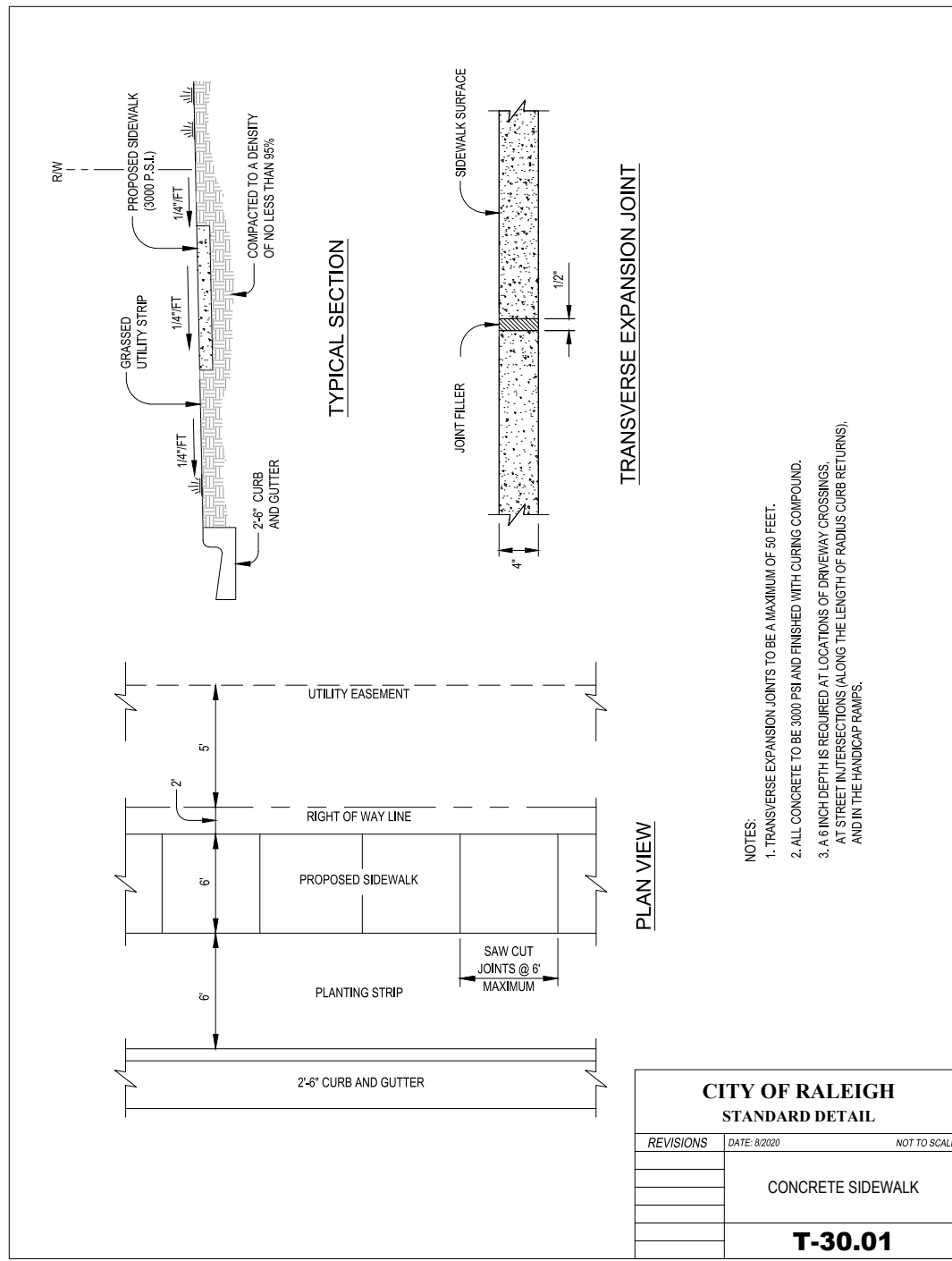
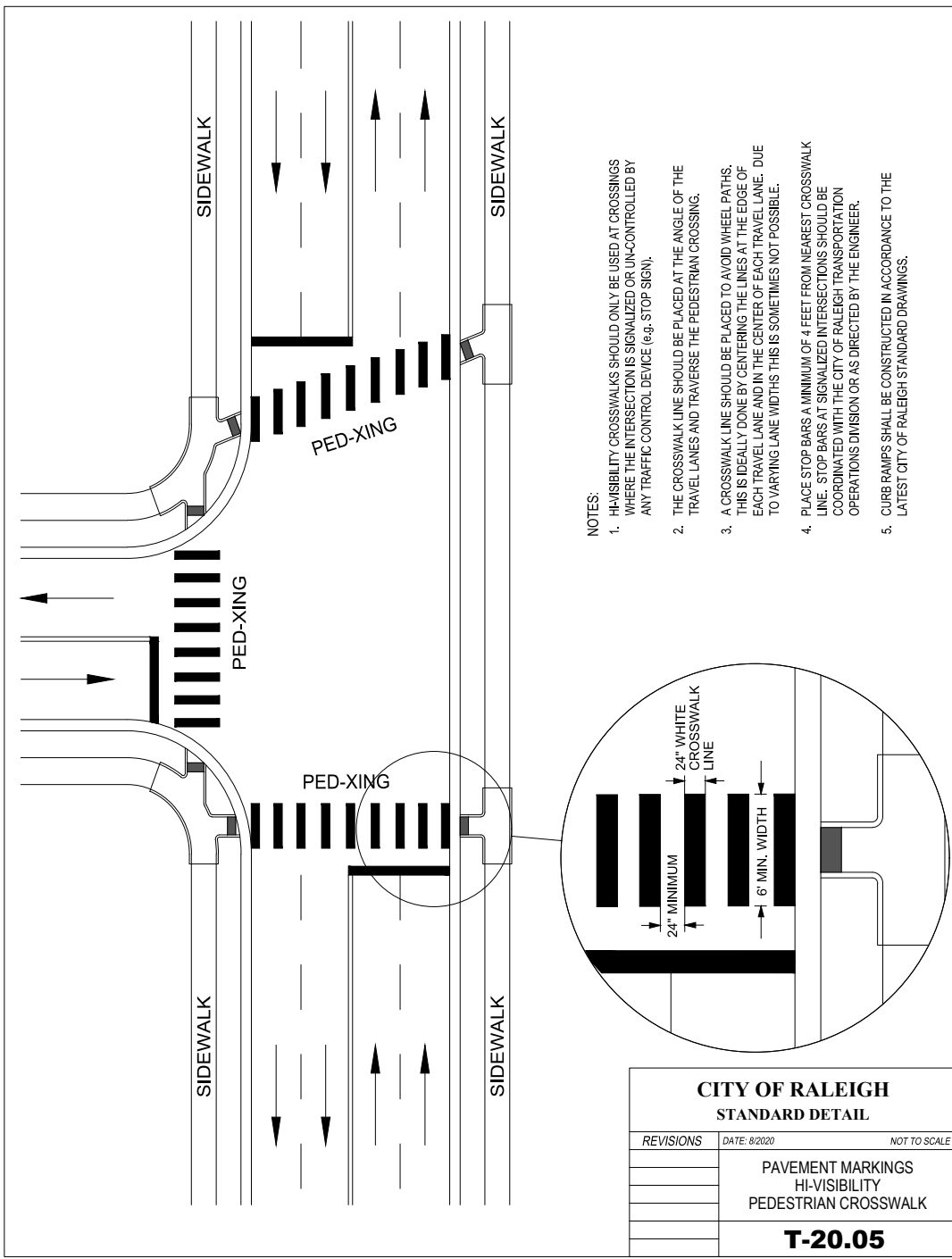
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RALEIGH NC 27607
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NC LICENSE #C-4397

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

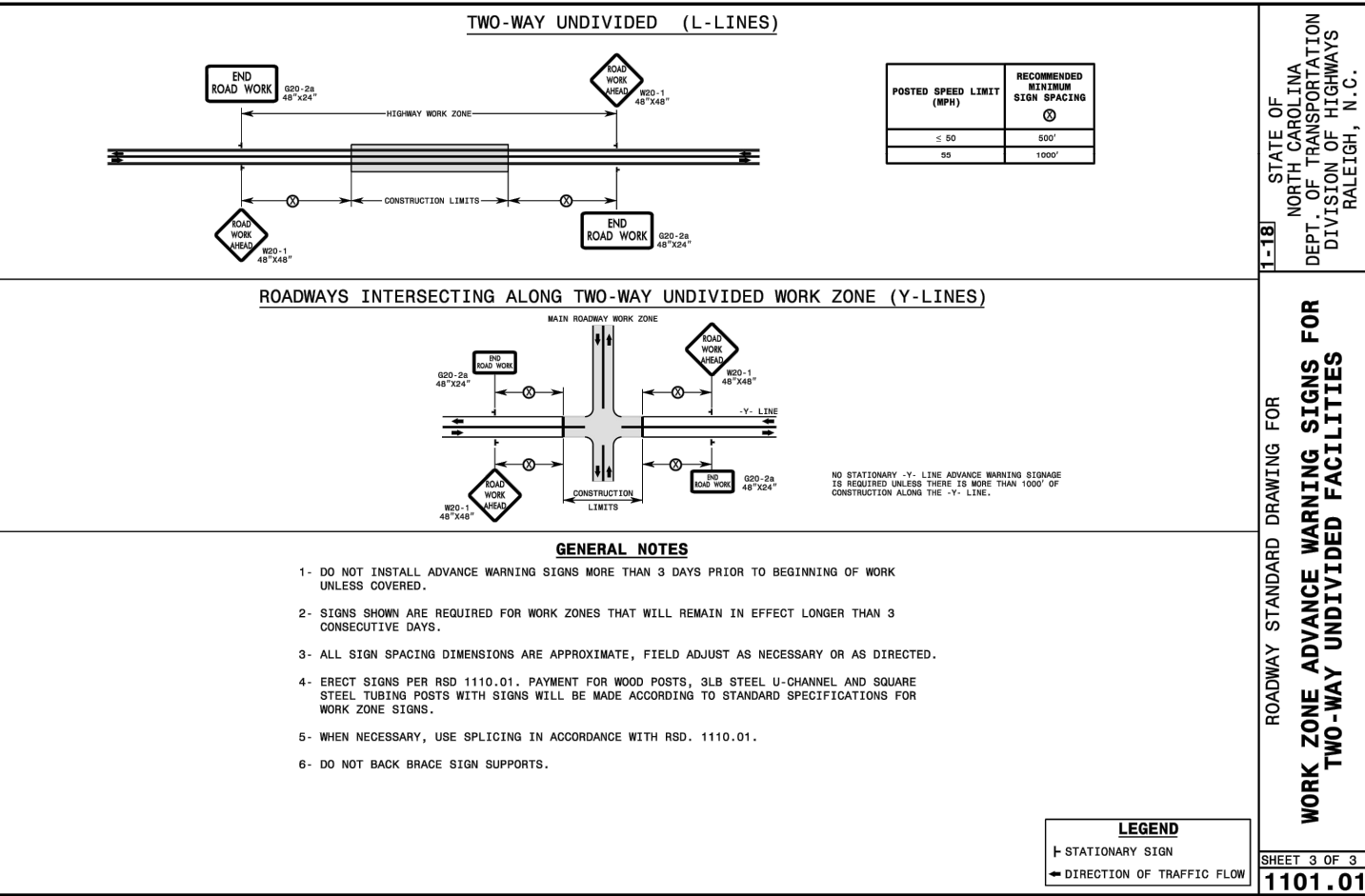
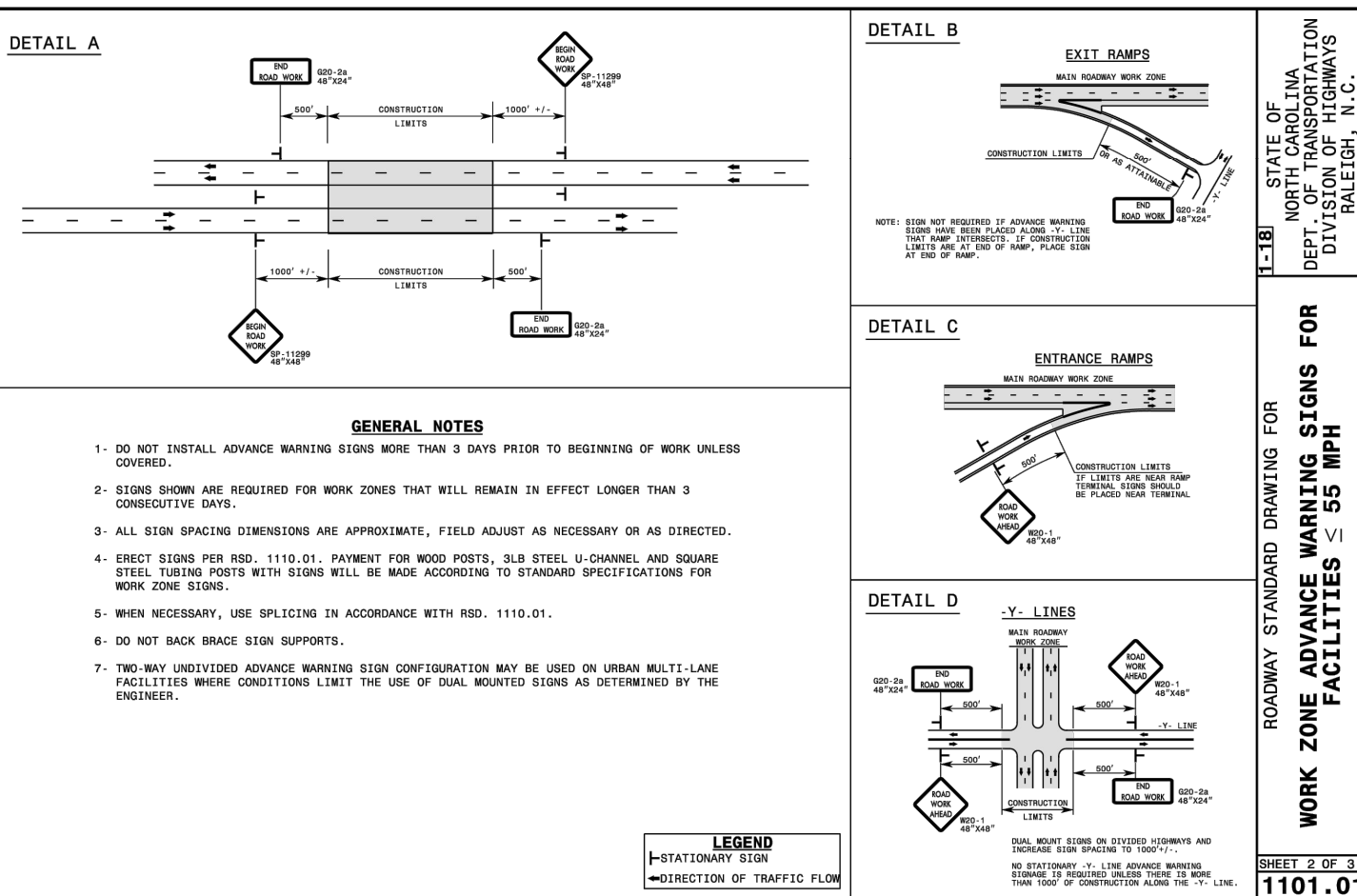
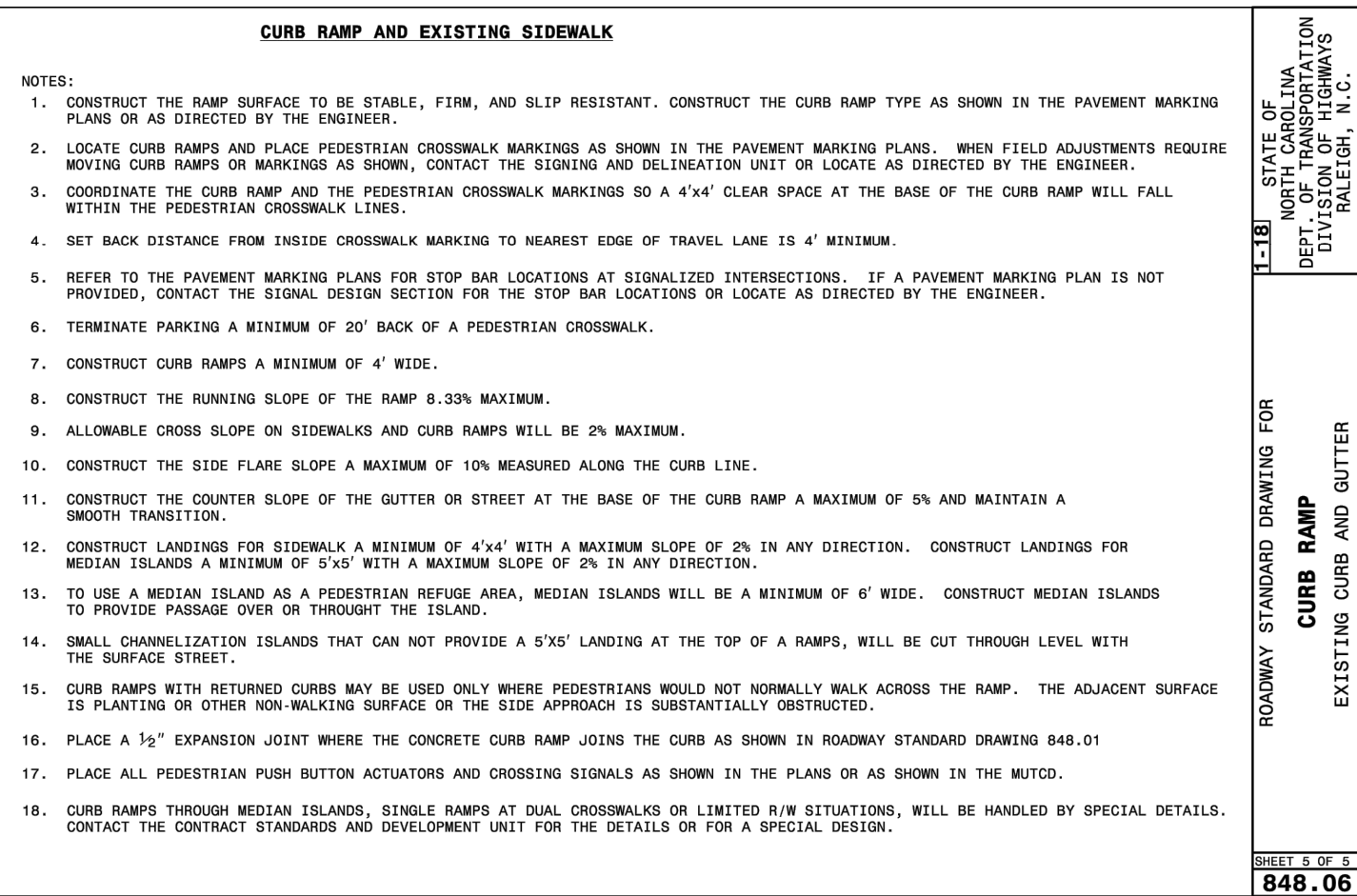
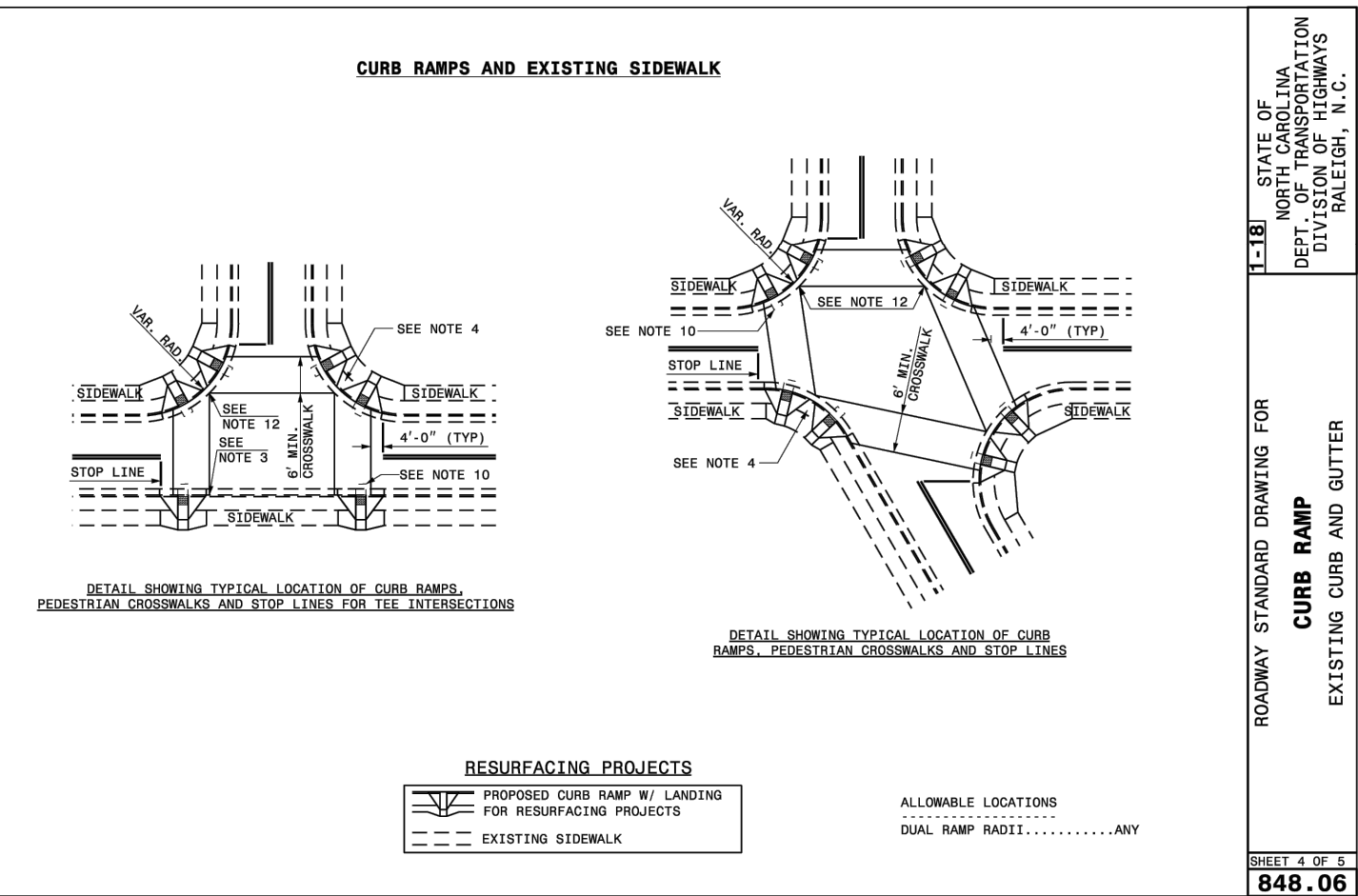
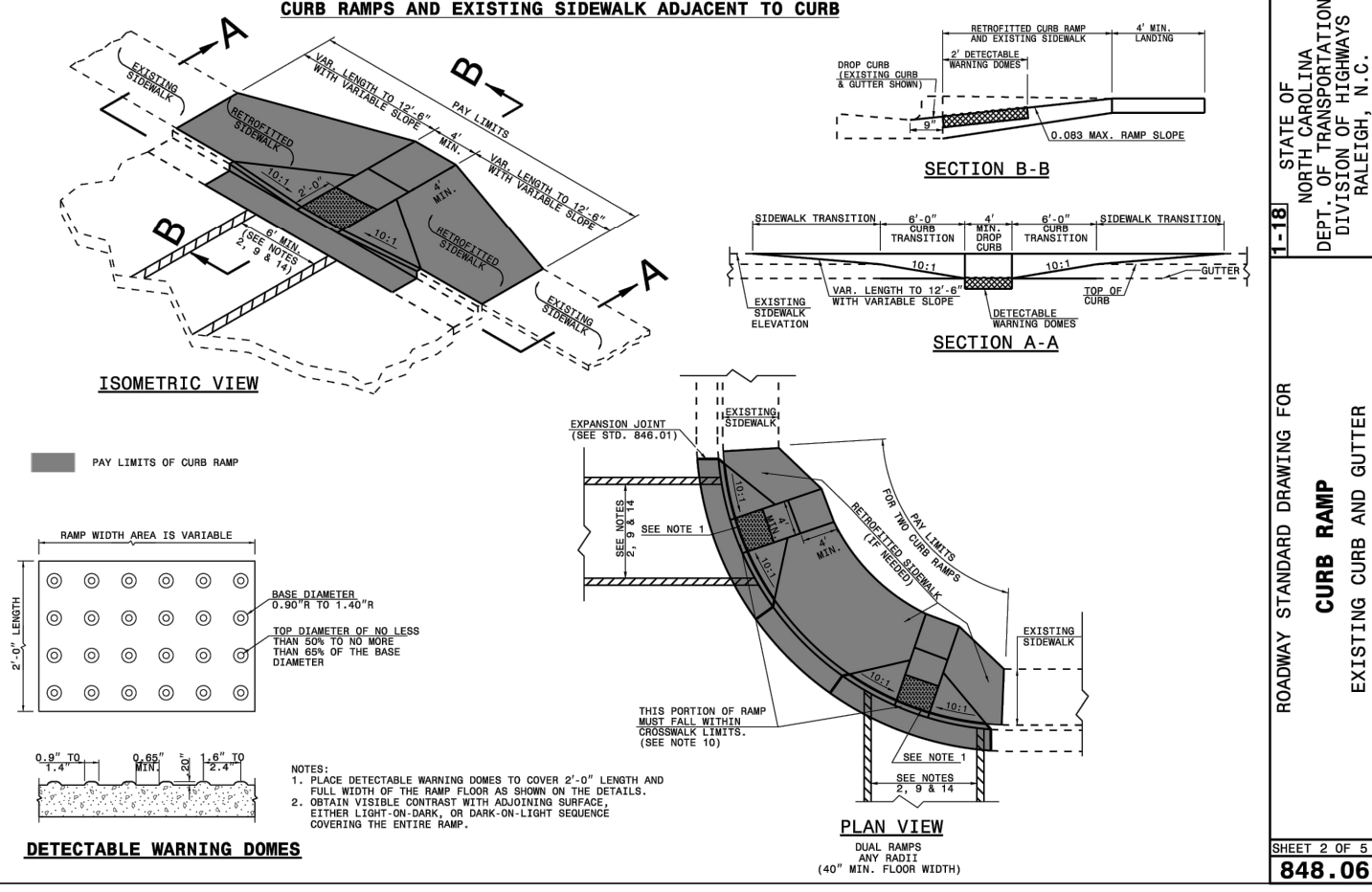
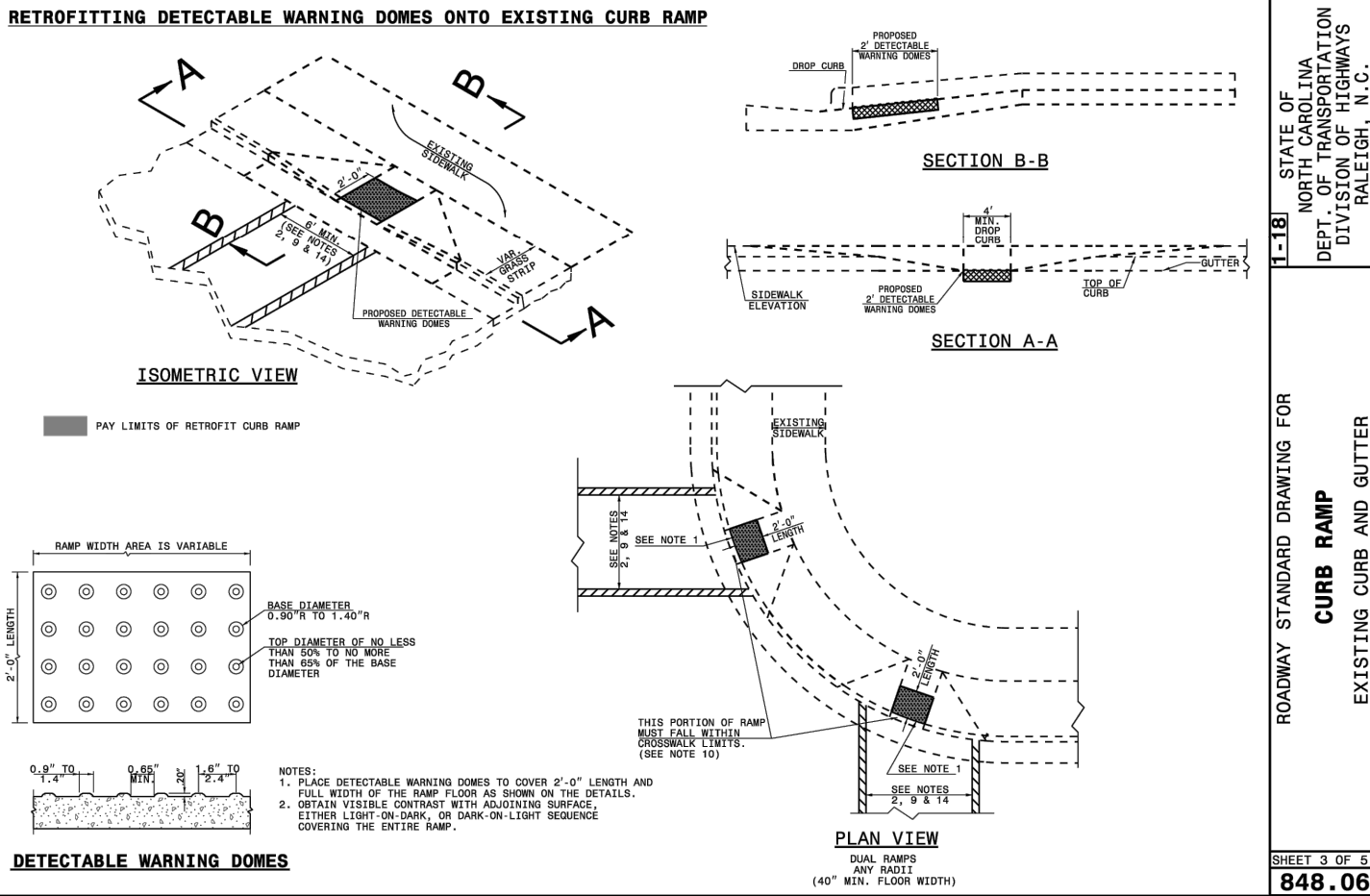
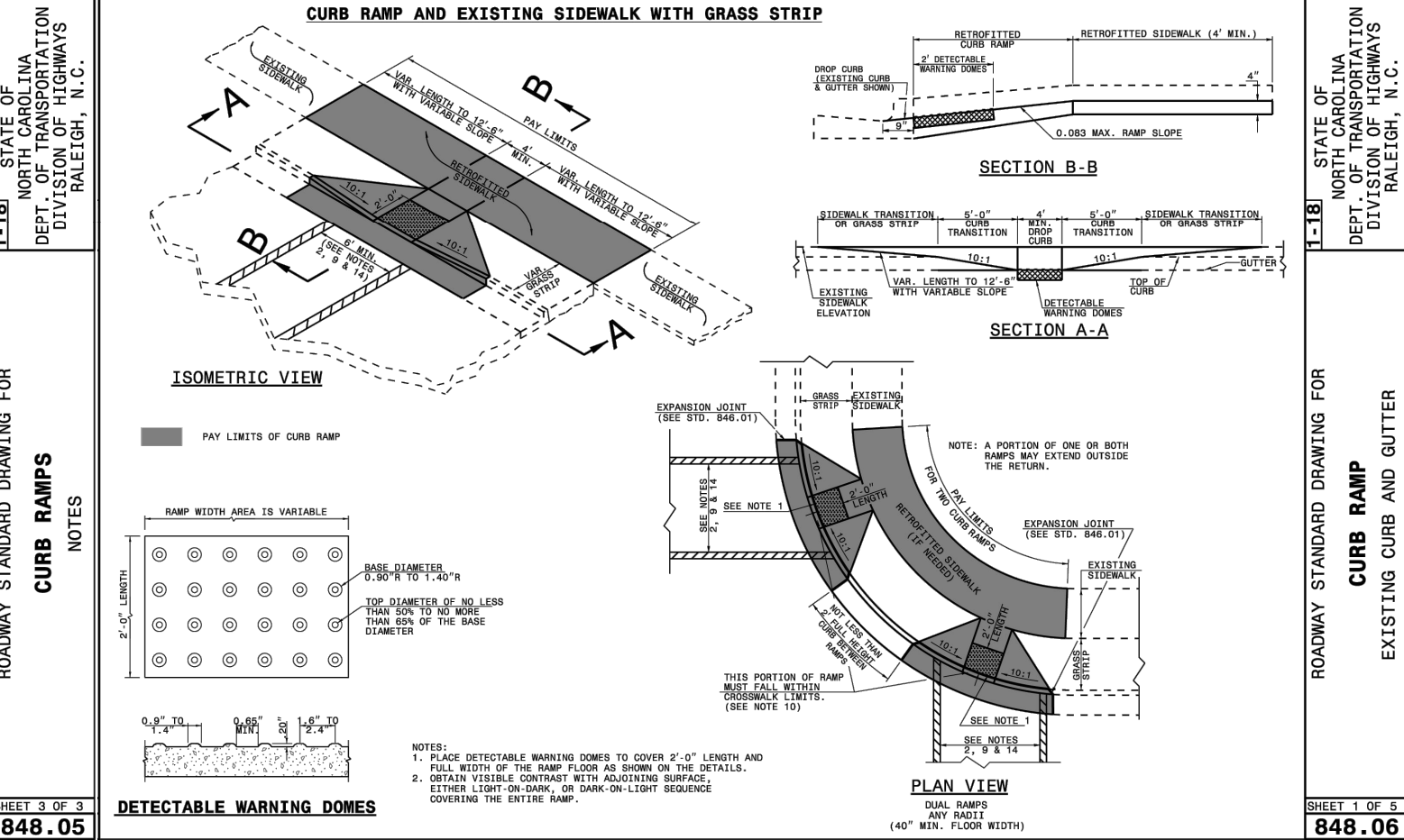
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

811
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PRELIMINARY
ENGINEER
FEDRA M. FERNANDEZ
10-12-23
NOT FOR
CONSTRUCTION
FILE NUMBER:
8430-03
DATE: 10/02/2023
C8-0



- NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
11. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
12. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
13. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'x5' LANDING AT THE TOP OF A RAMP, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
14. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
15. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.
16. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
17. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.





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NOT FOR
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FILE NUMBER:
8430-03

DATE: 10/02/2023

C8-2

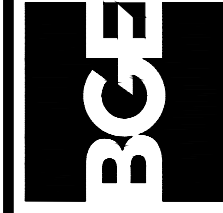
SITE DETAILS (3 OF 3)

PARKER RIDGE
82 SCHOOL STREET

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

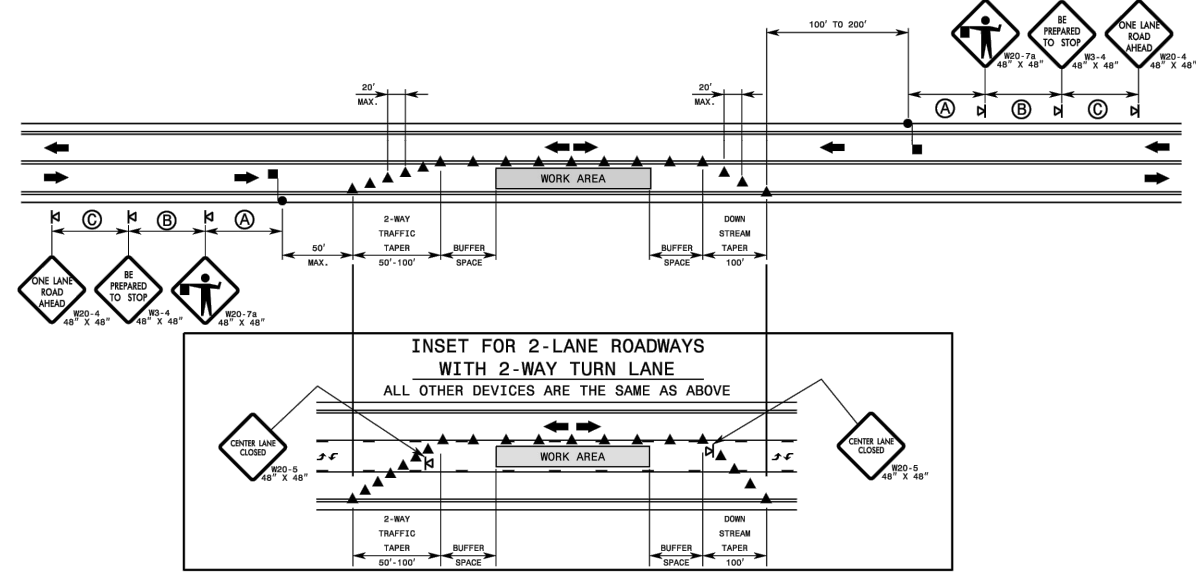
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NAME	DATE	INITIAL	REMARKS
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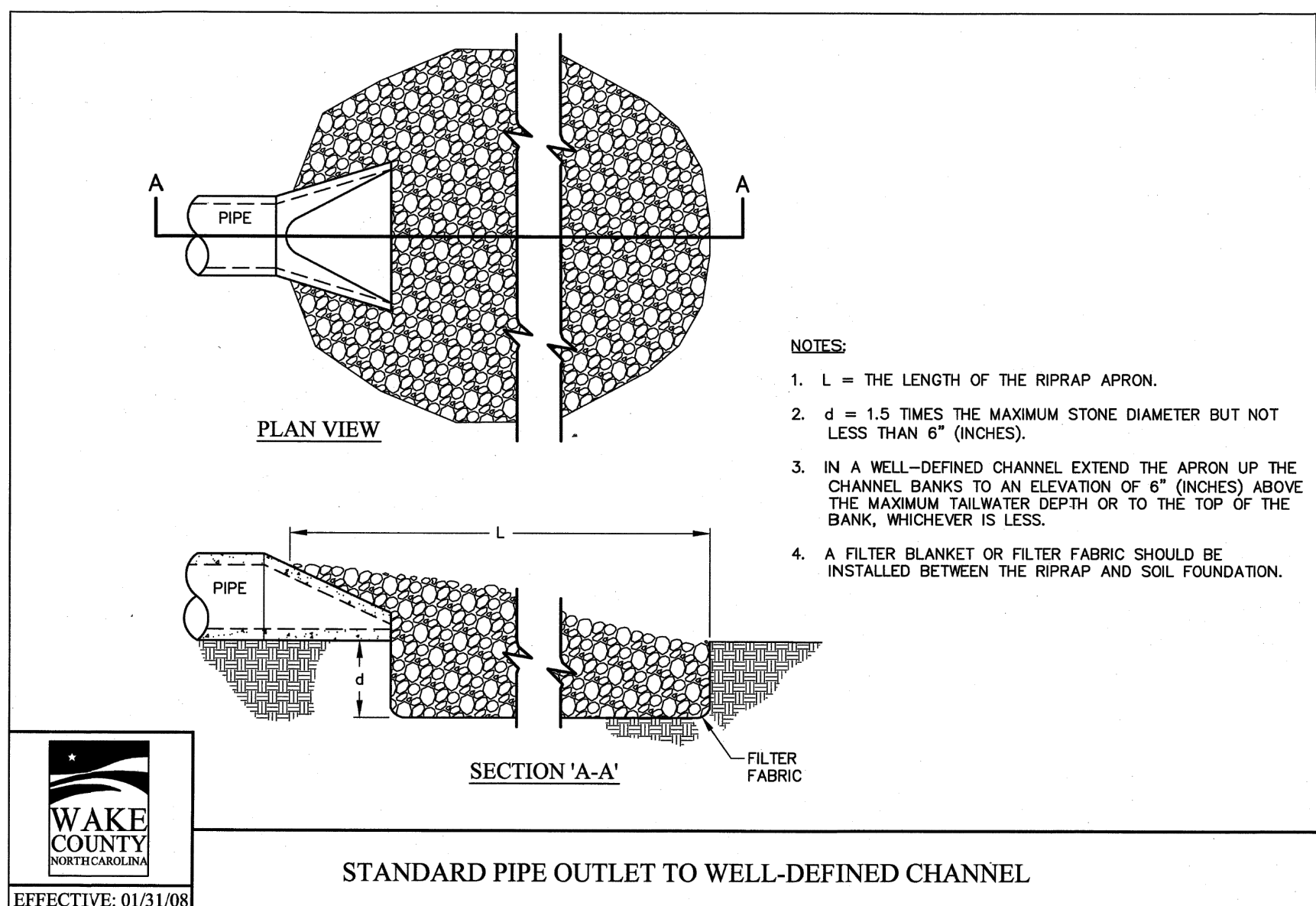
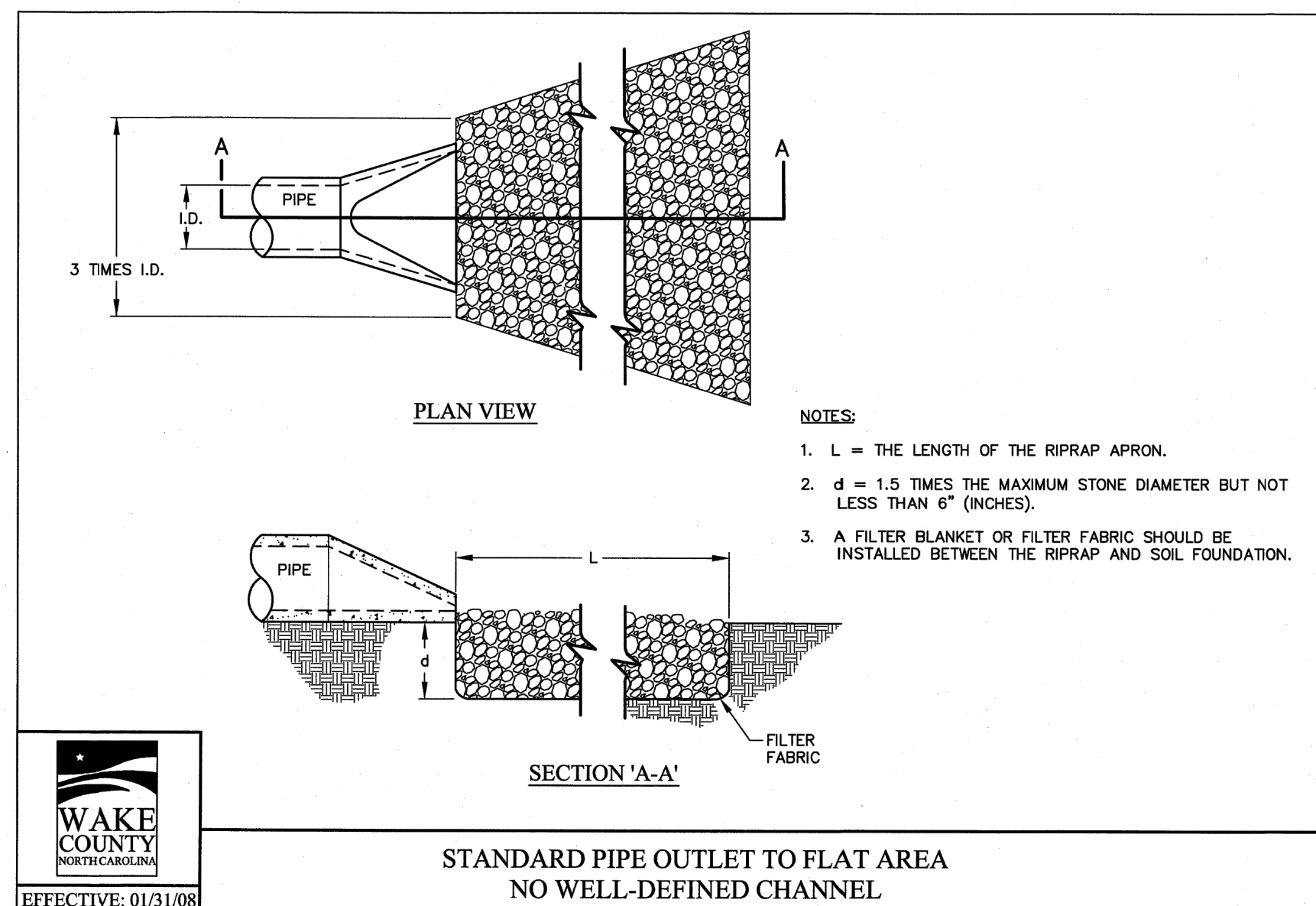
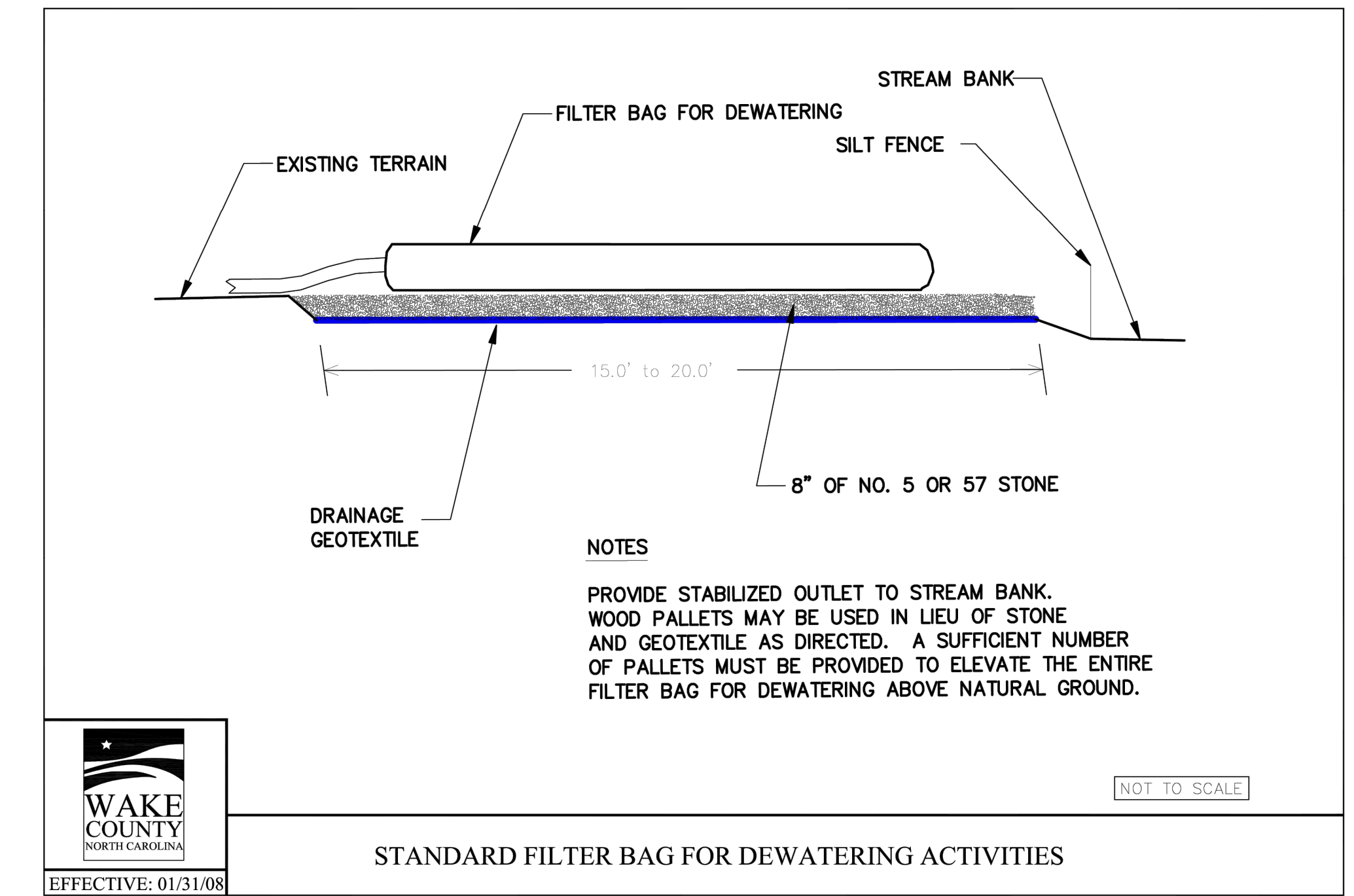
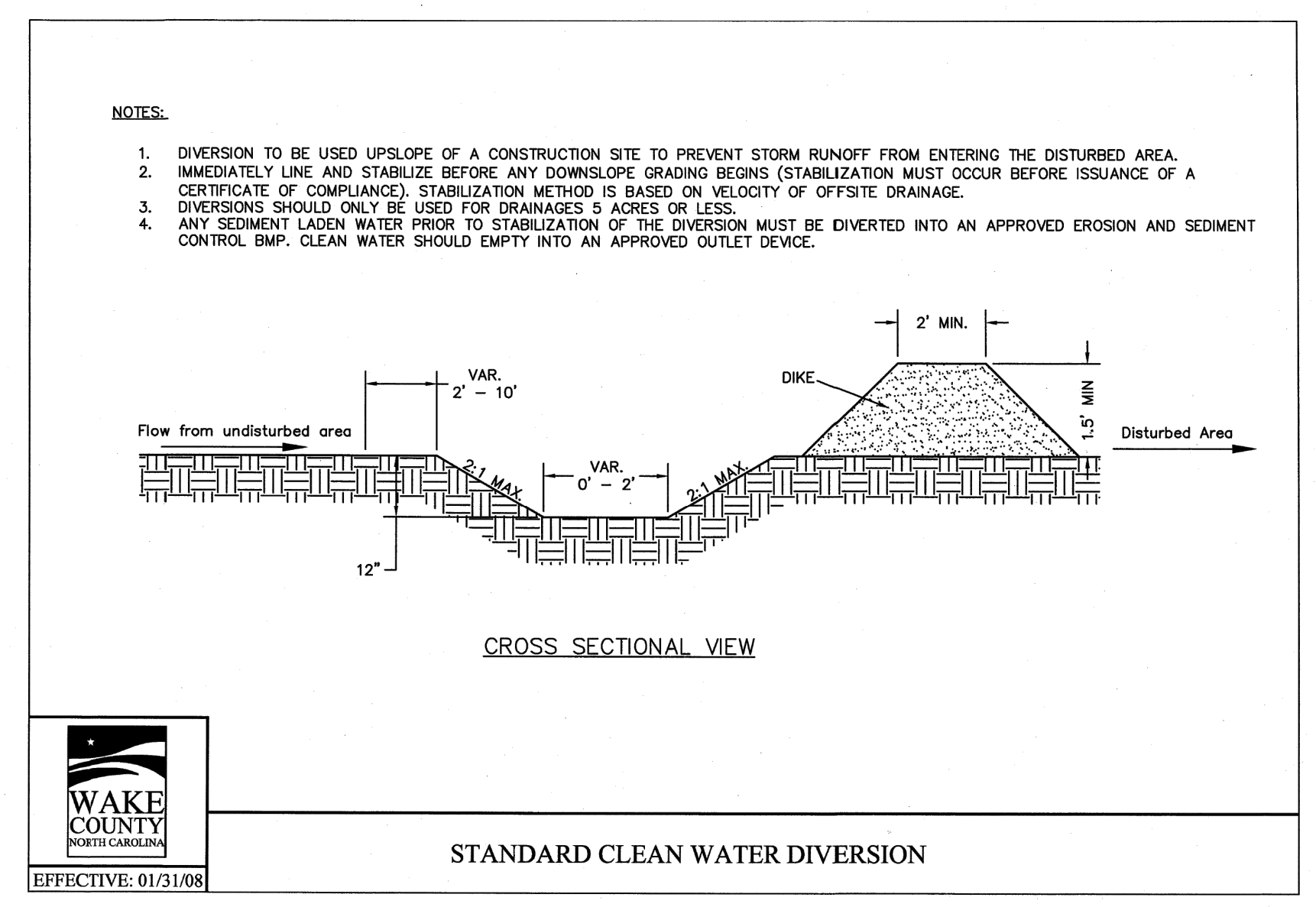
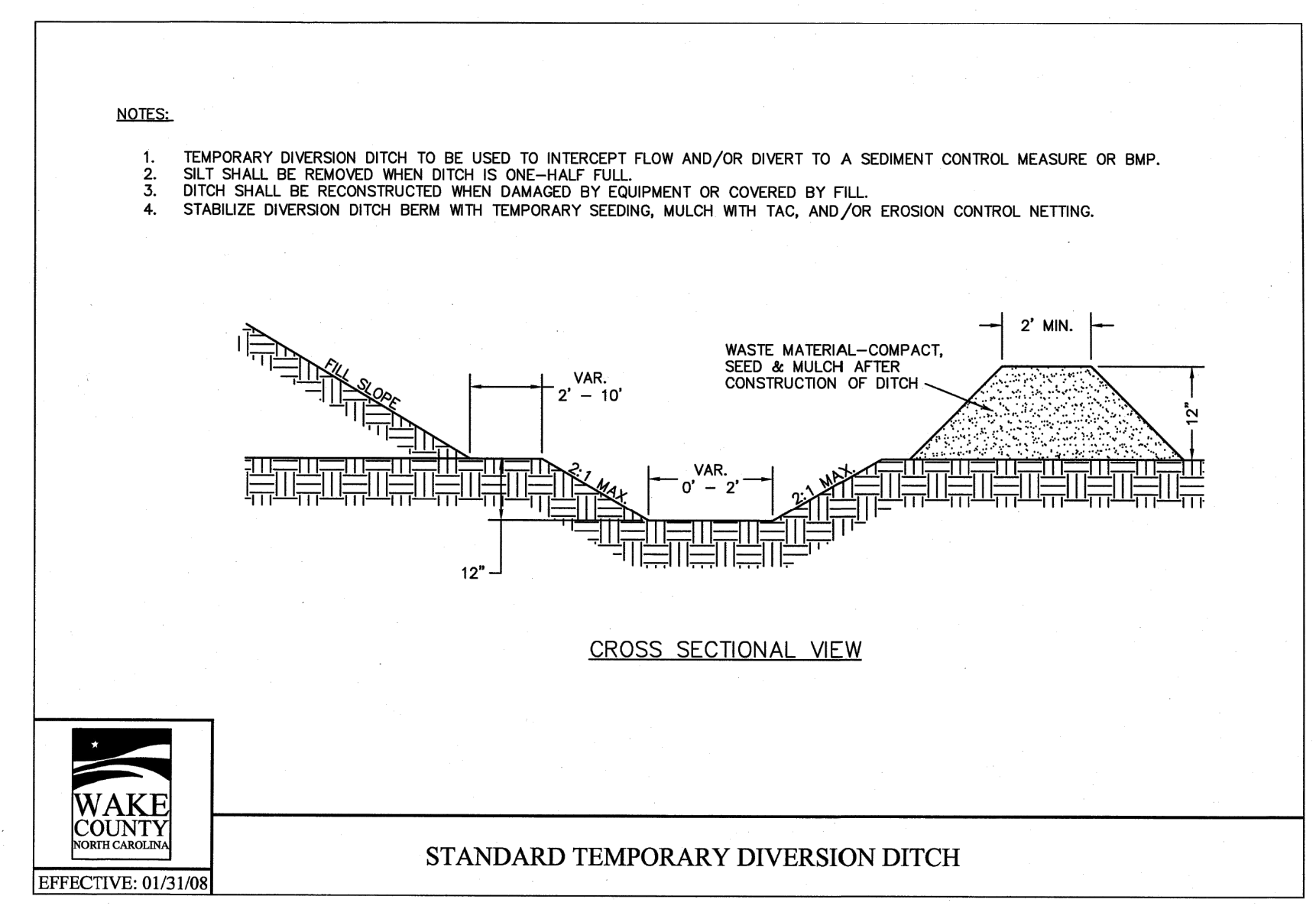
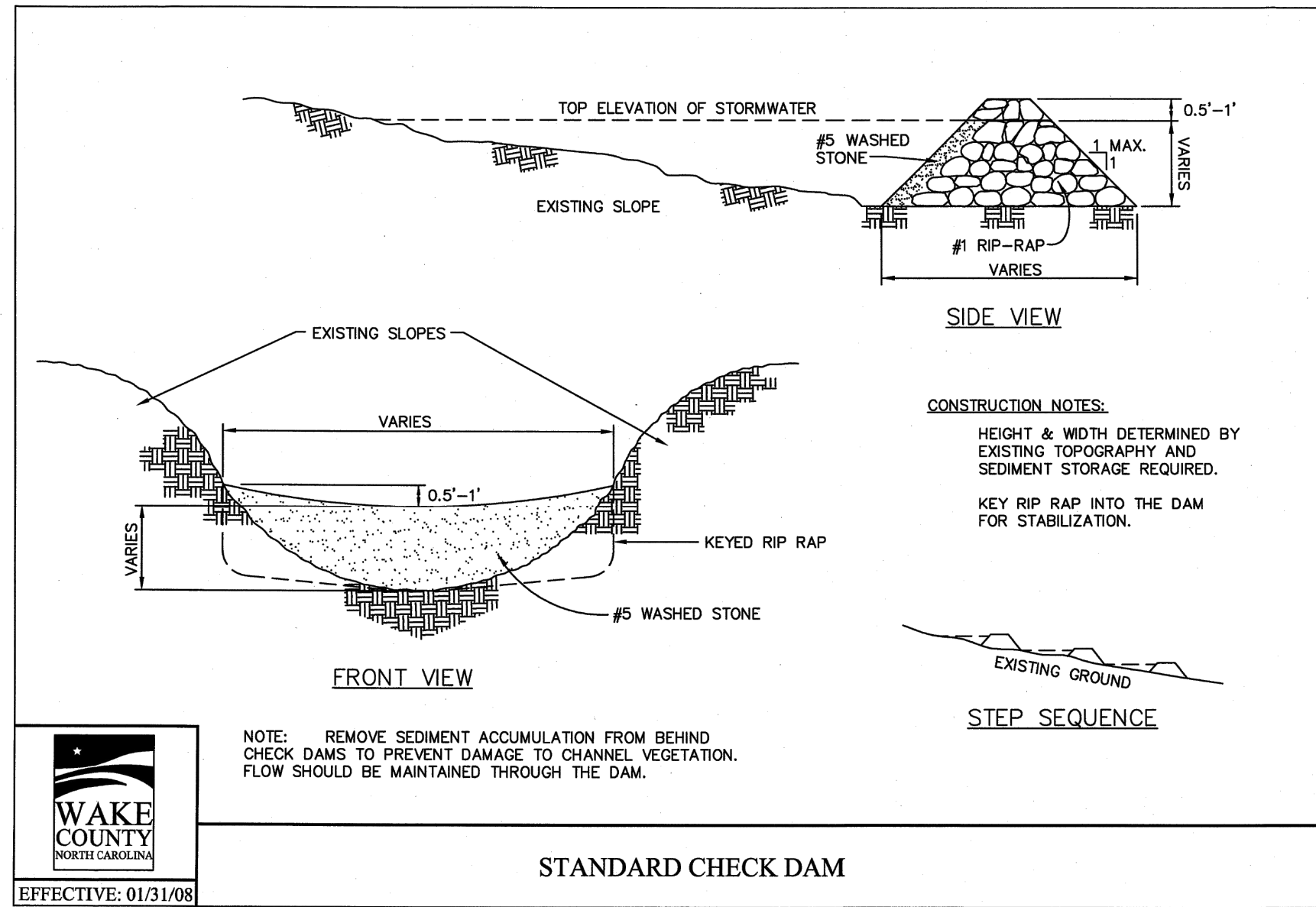
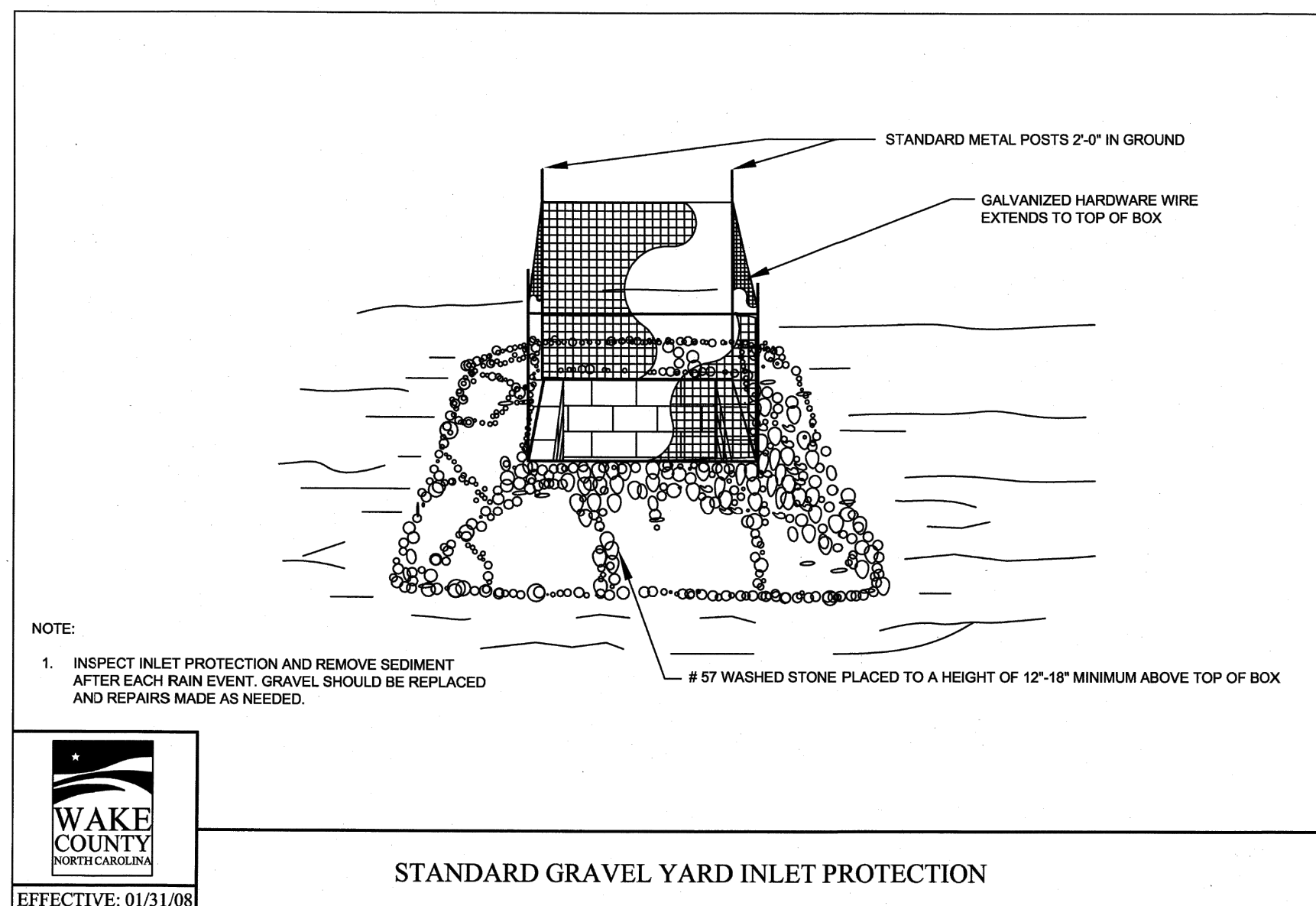
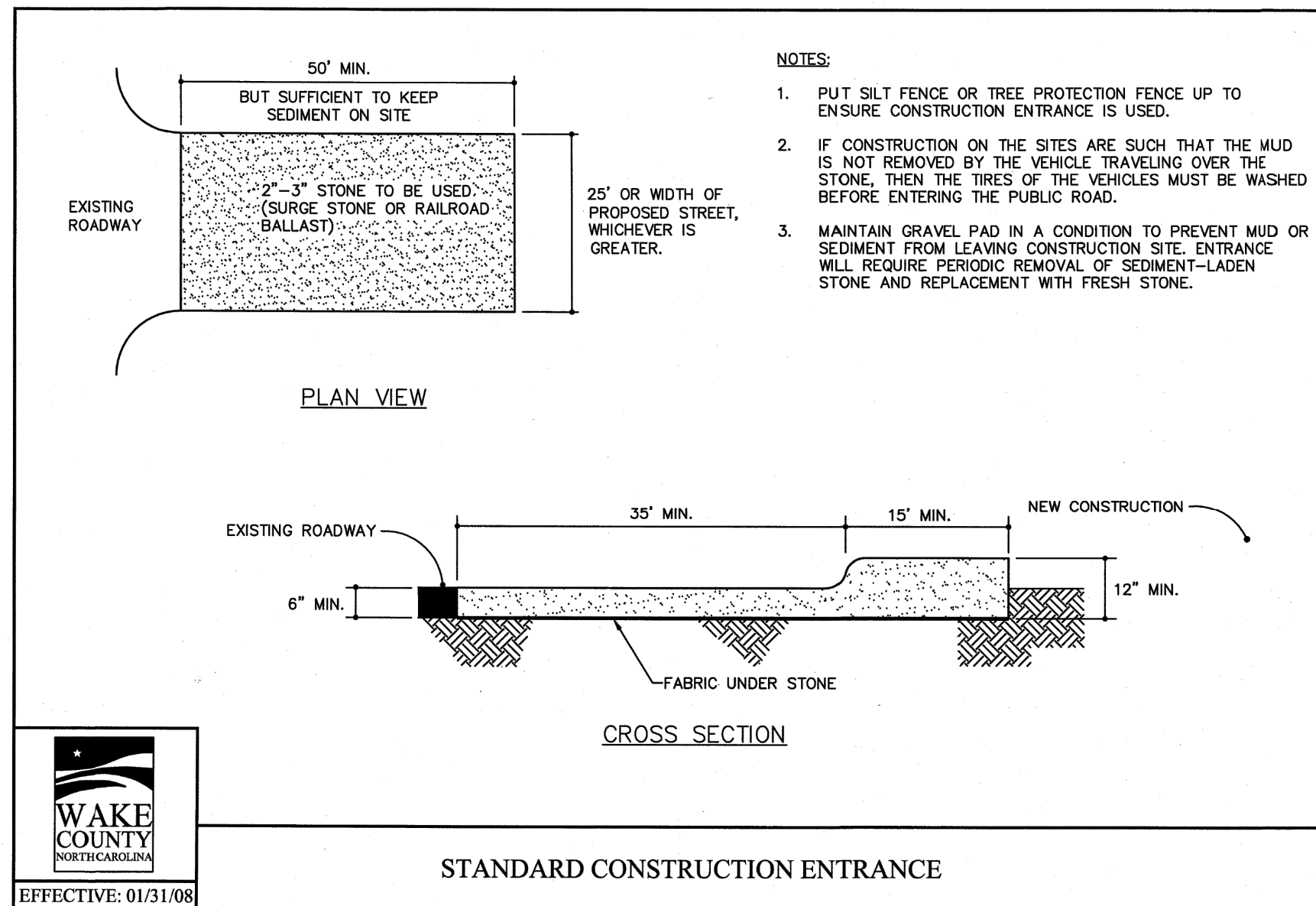
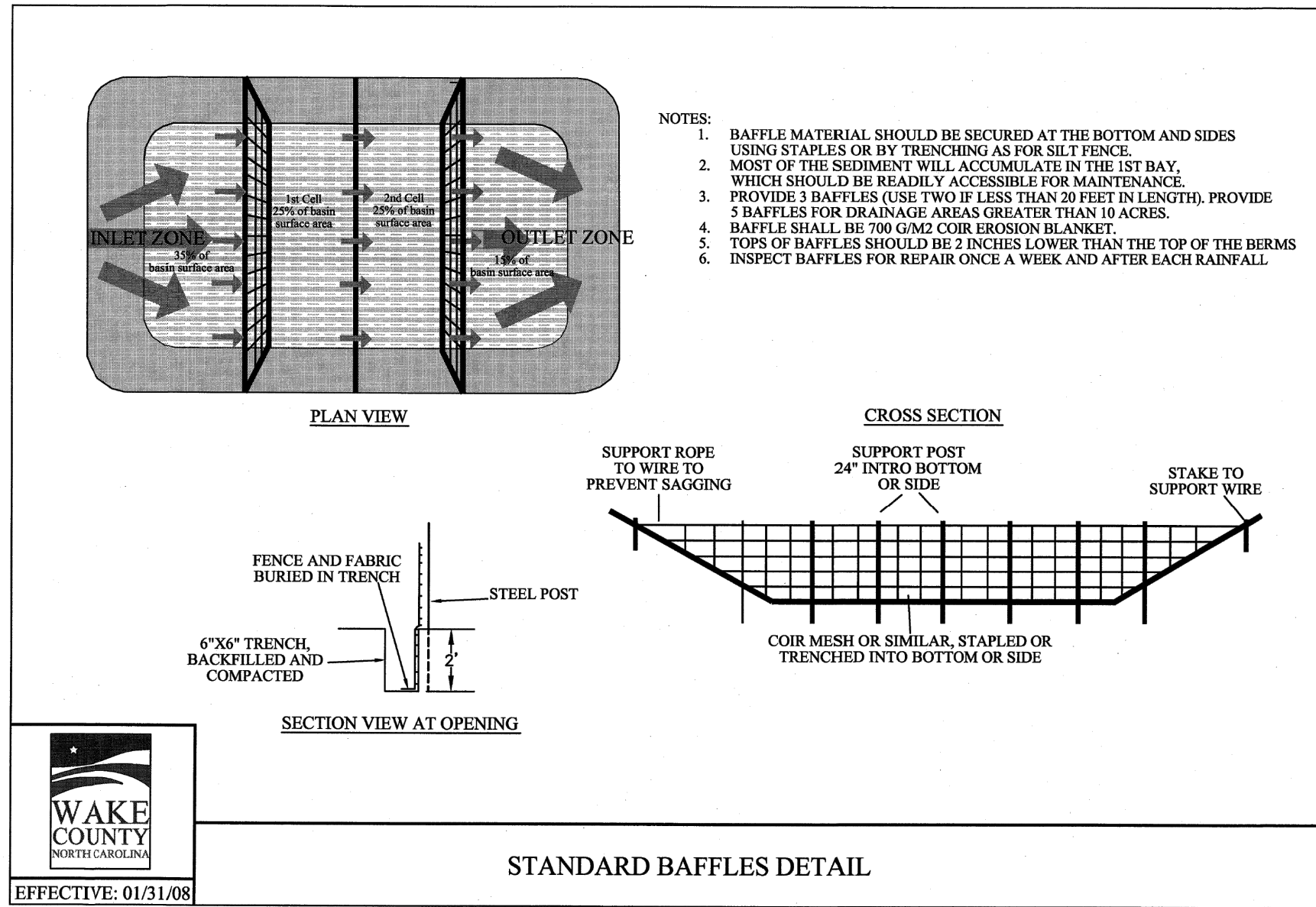


1-18 STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N. C.

1101.02

1101.02

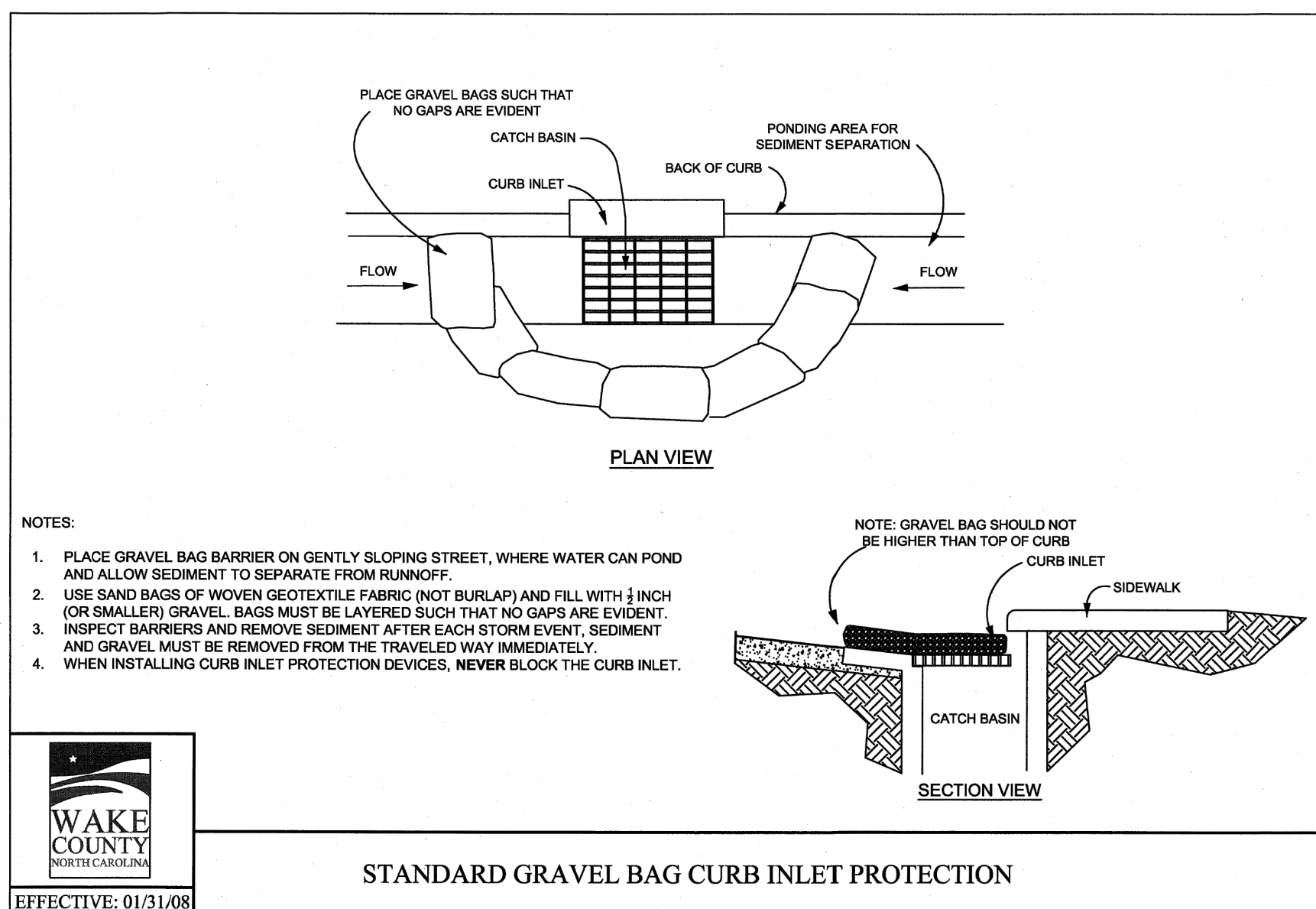
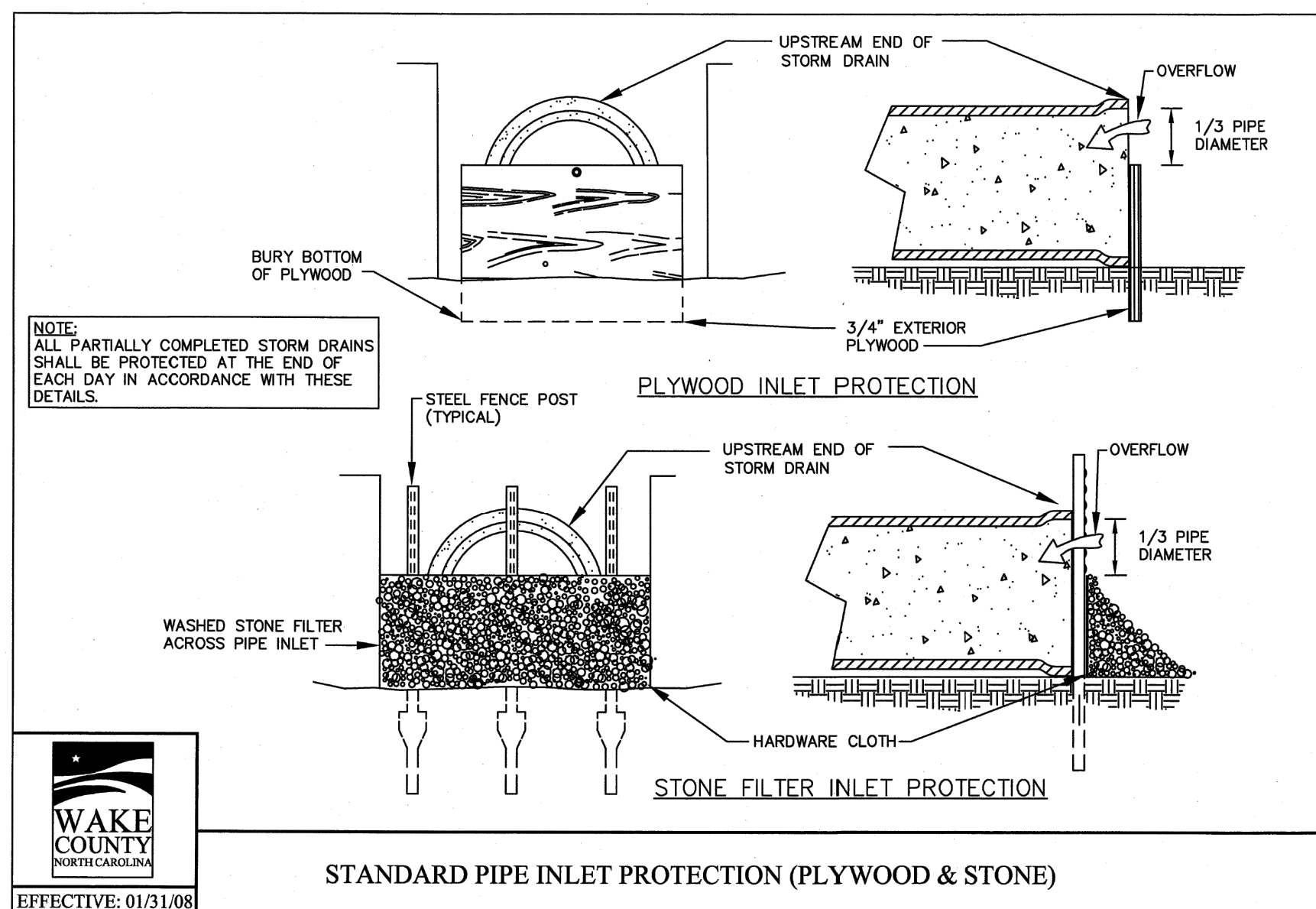
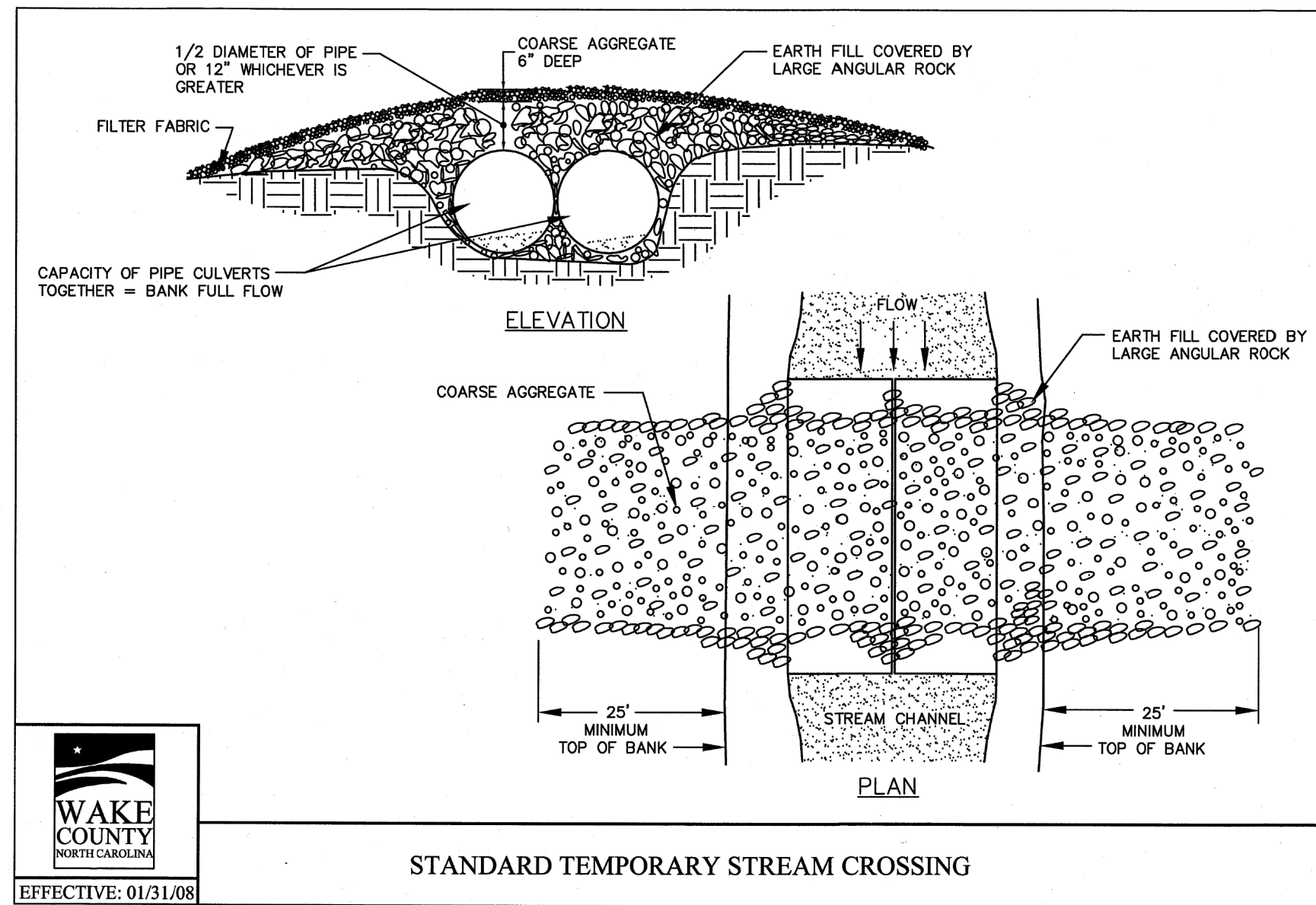
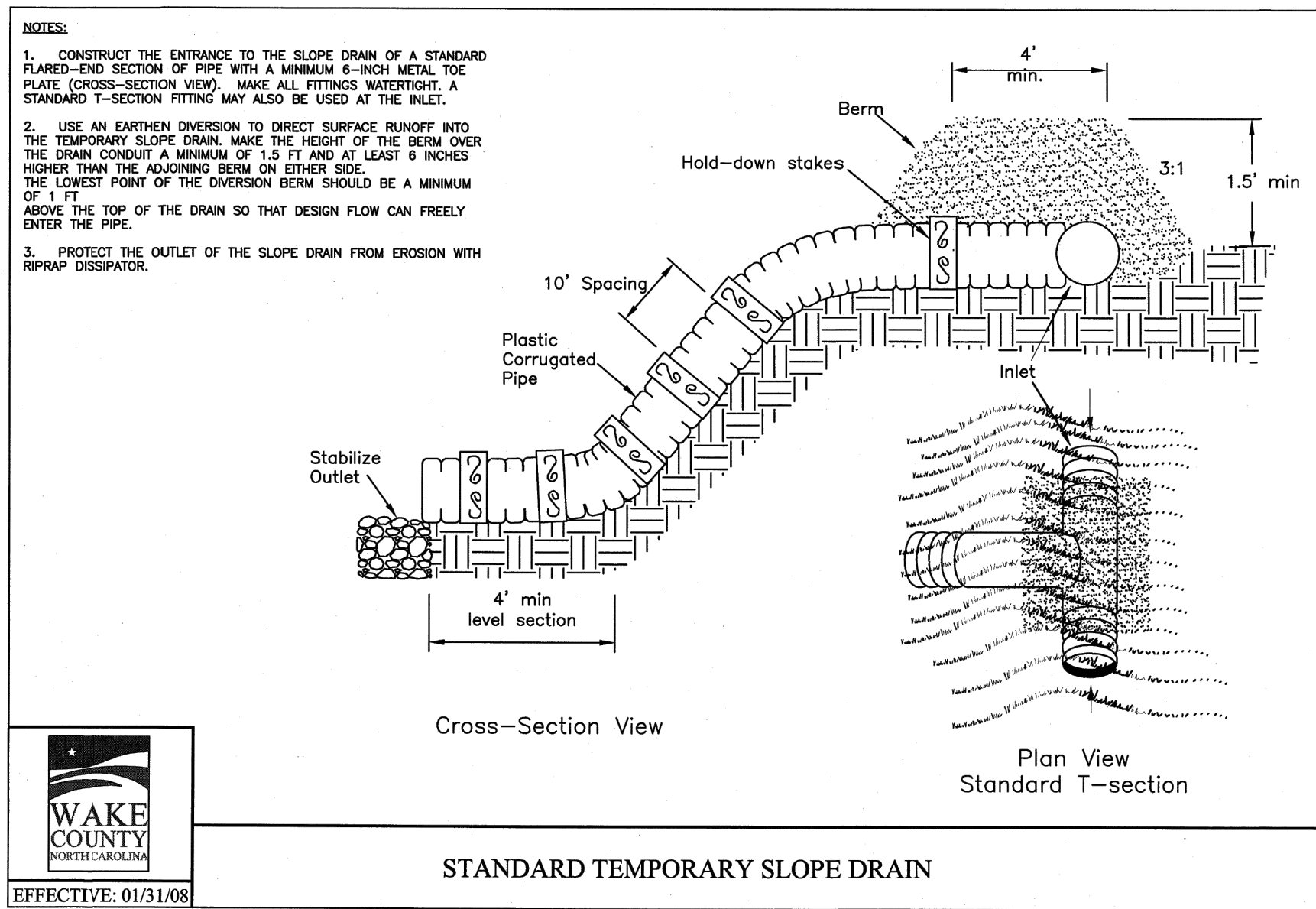
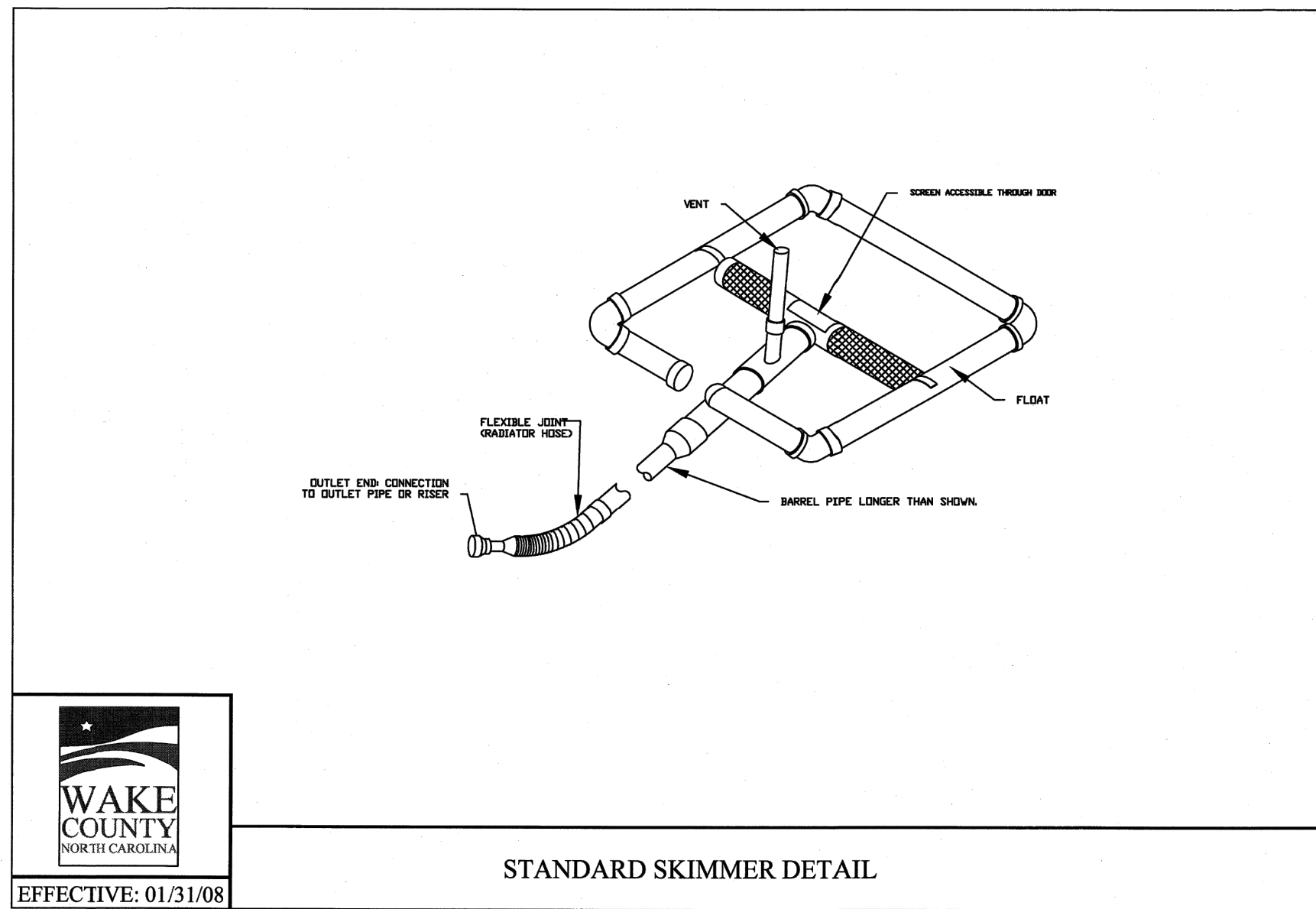
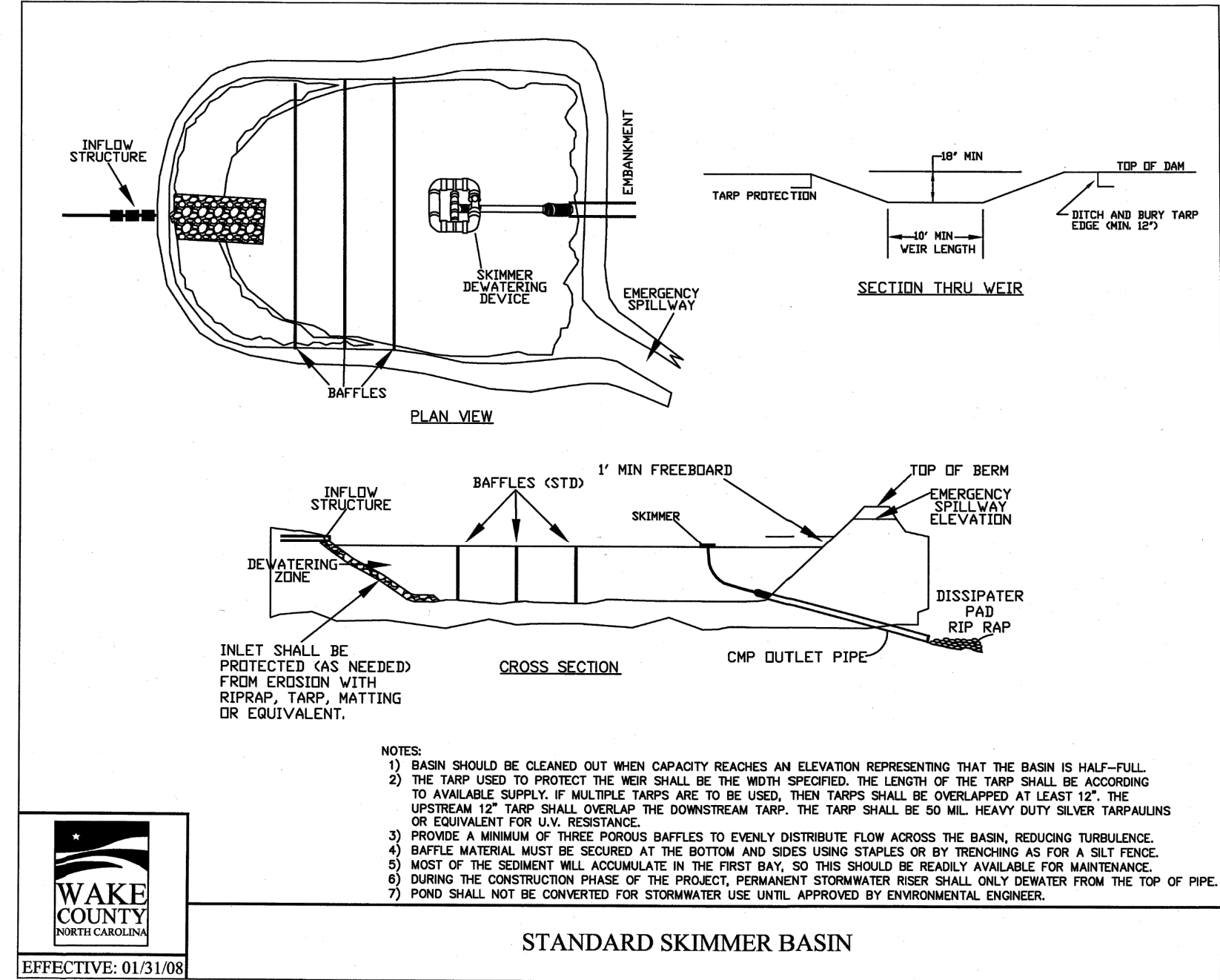
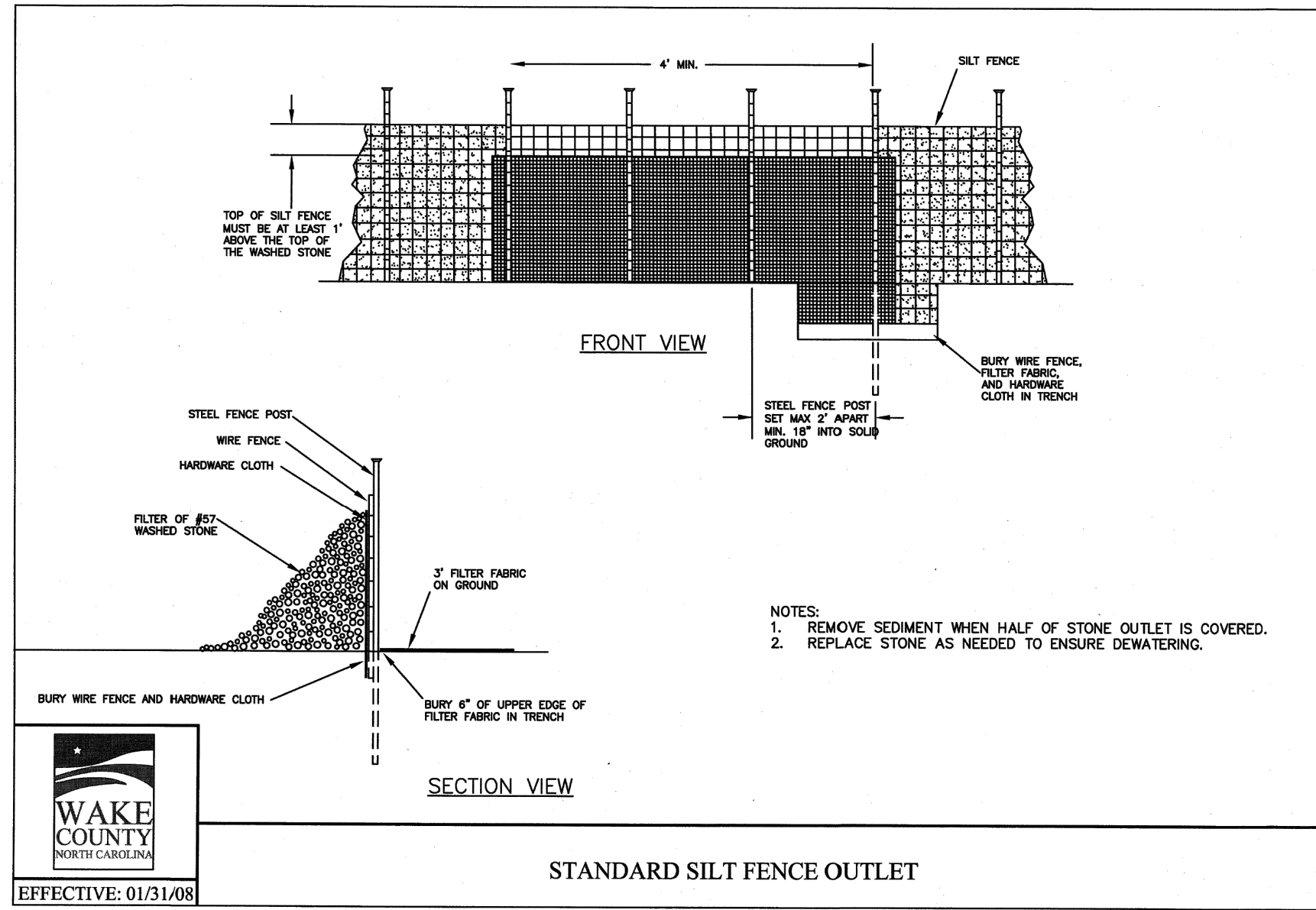
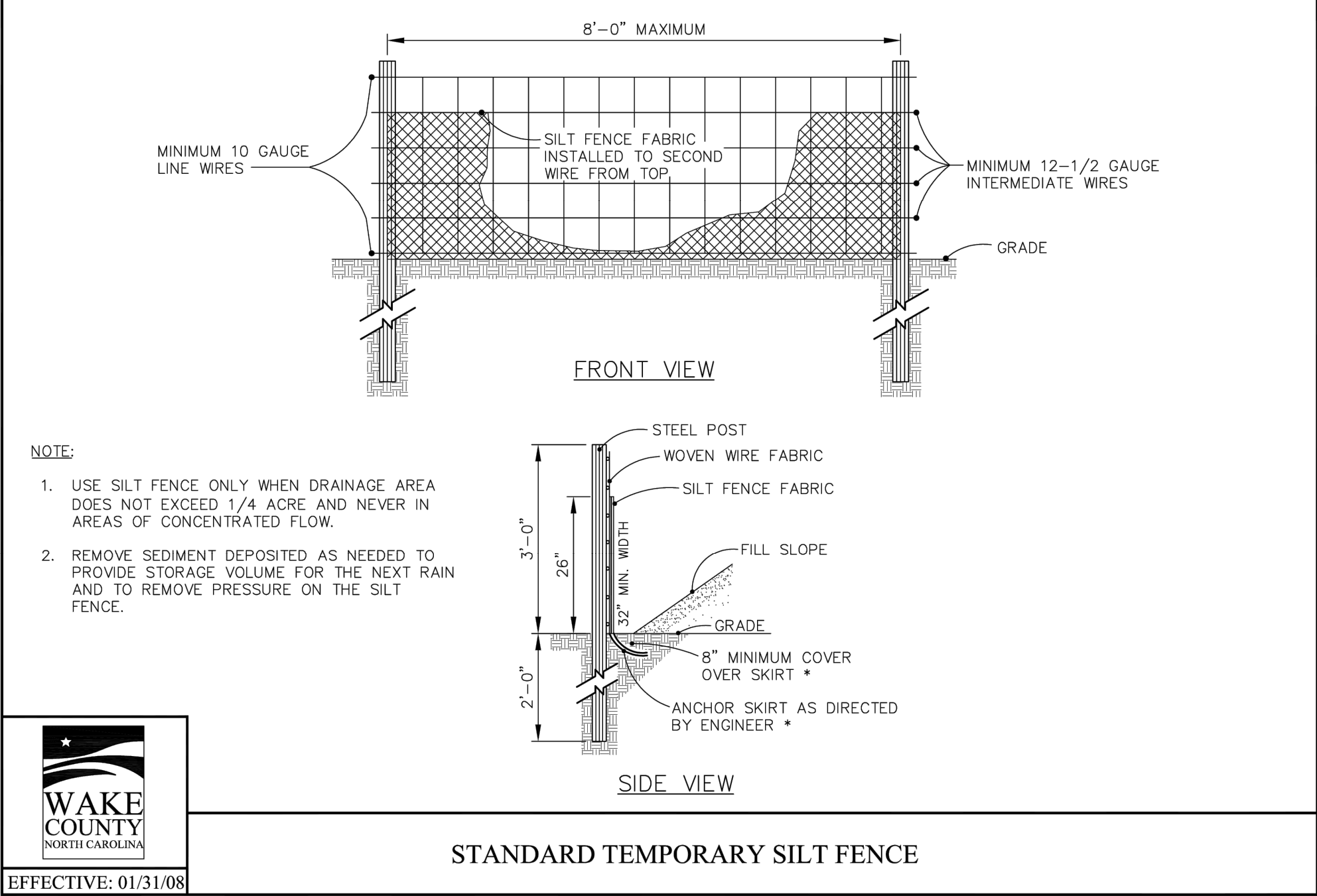
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PER TOWN OF ROLESVILLE COMMENT		10/02/2023
PER TOWN OF ROLESVILLE COMMENT		08/01/2023
INITIAL SUBMITTAL		06/01/2023
DESIGNED BY:	DF/CD	
DRAWN BY:	DF/JWM	
REVIEWED BY:	DF	
BCE		
5440 WALKER PARK BLVD., SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397		
LENNAR CORPORATION		
1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560		
PARKER RIDGE		
82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571		
EROSION CONTROL DETAILS (1 OF 2)		
PRELIMINARY		
NOT FOR CONSTRUCTION		
FILE NUMBER: 8430-03		
DATE: 10/02/2023		
C8-3		

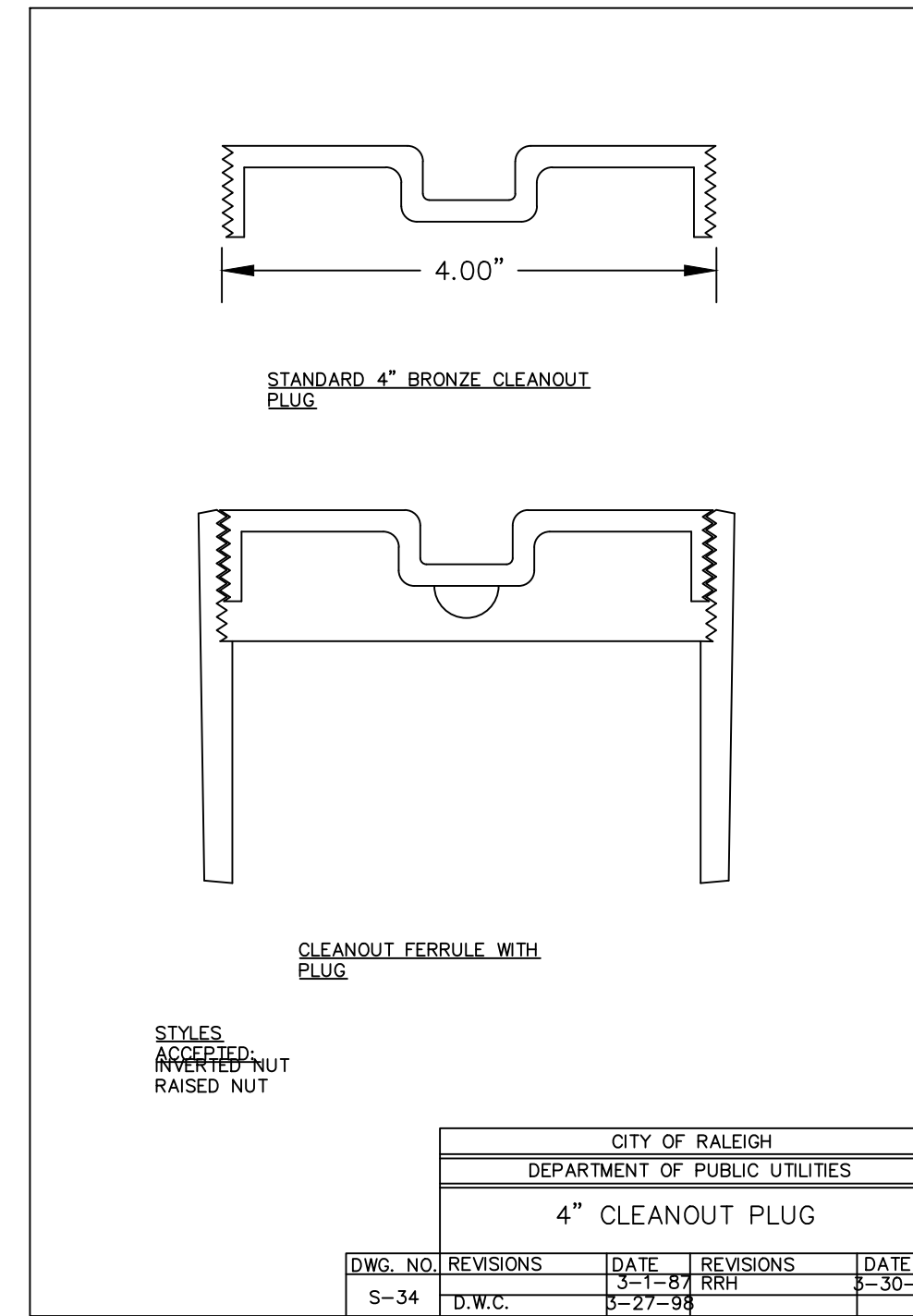
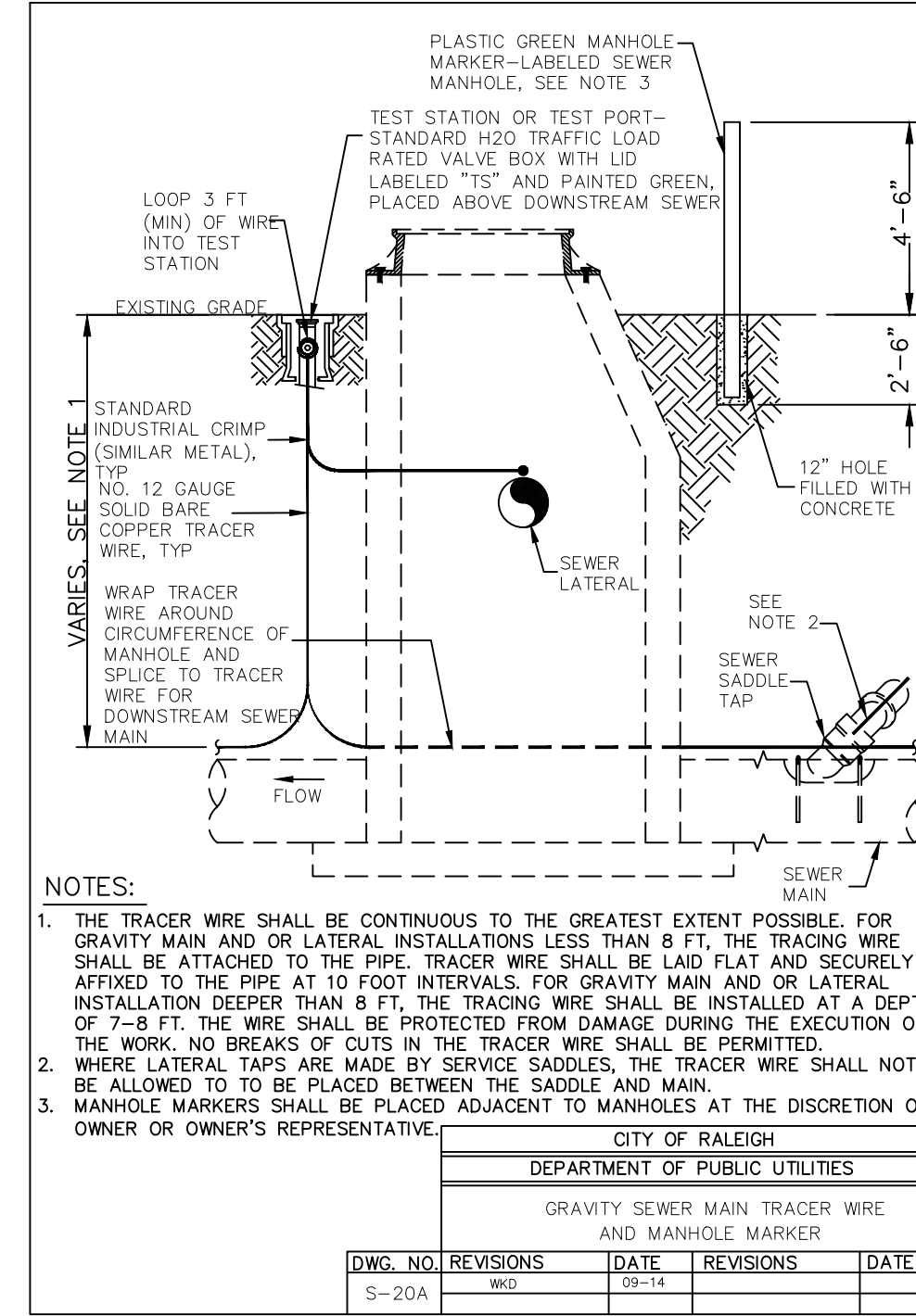
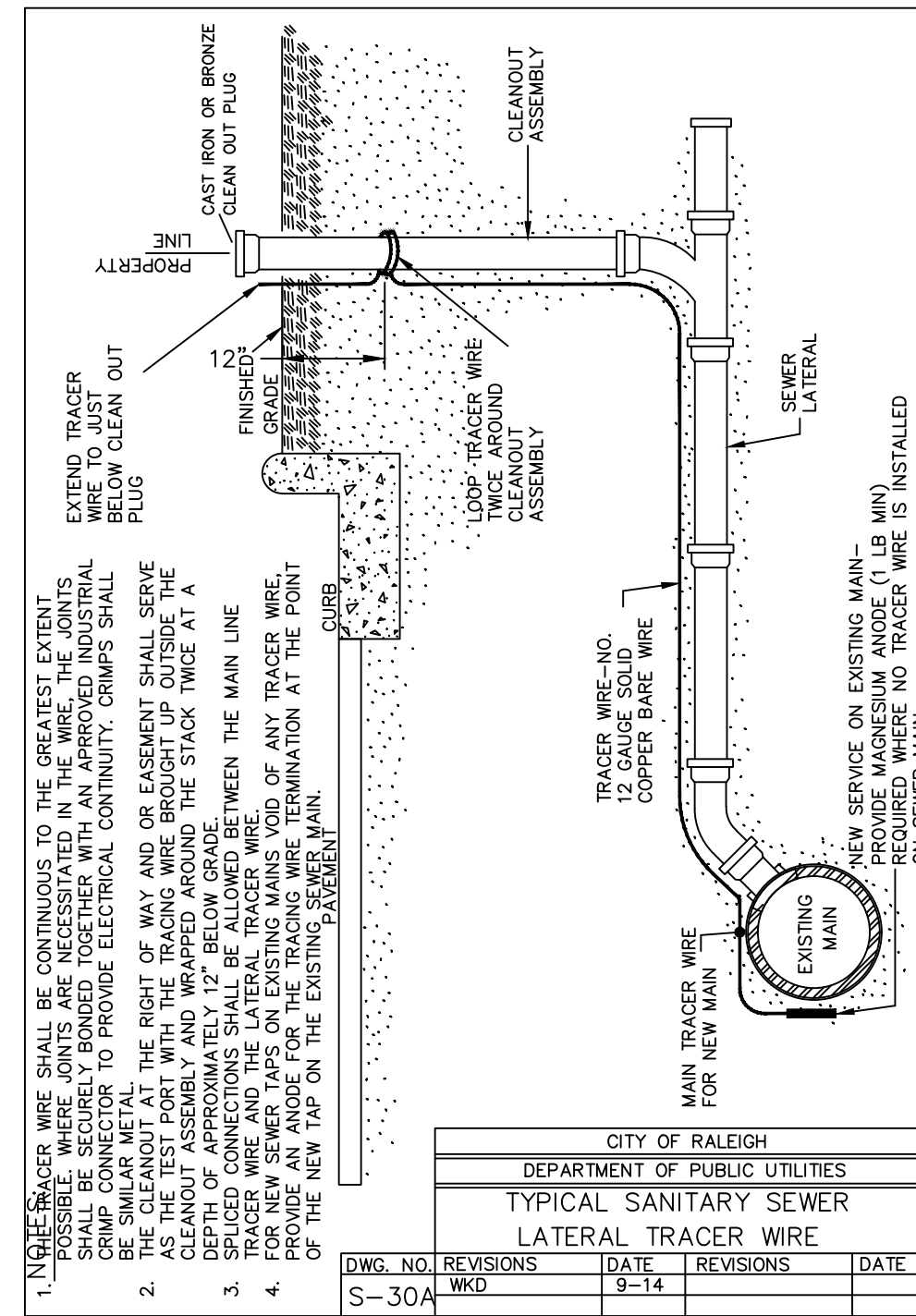
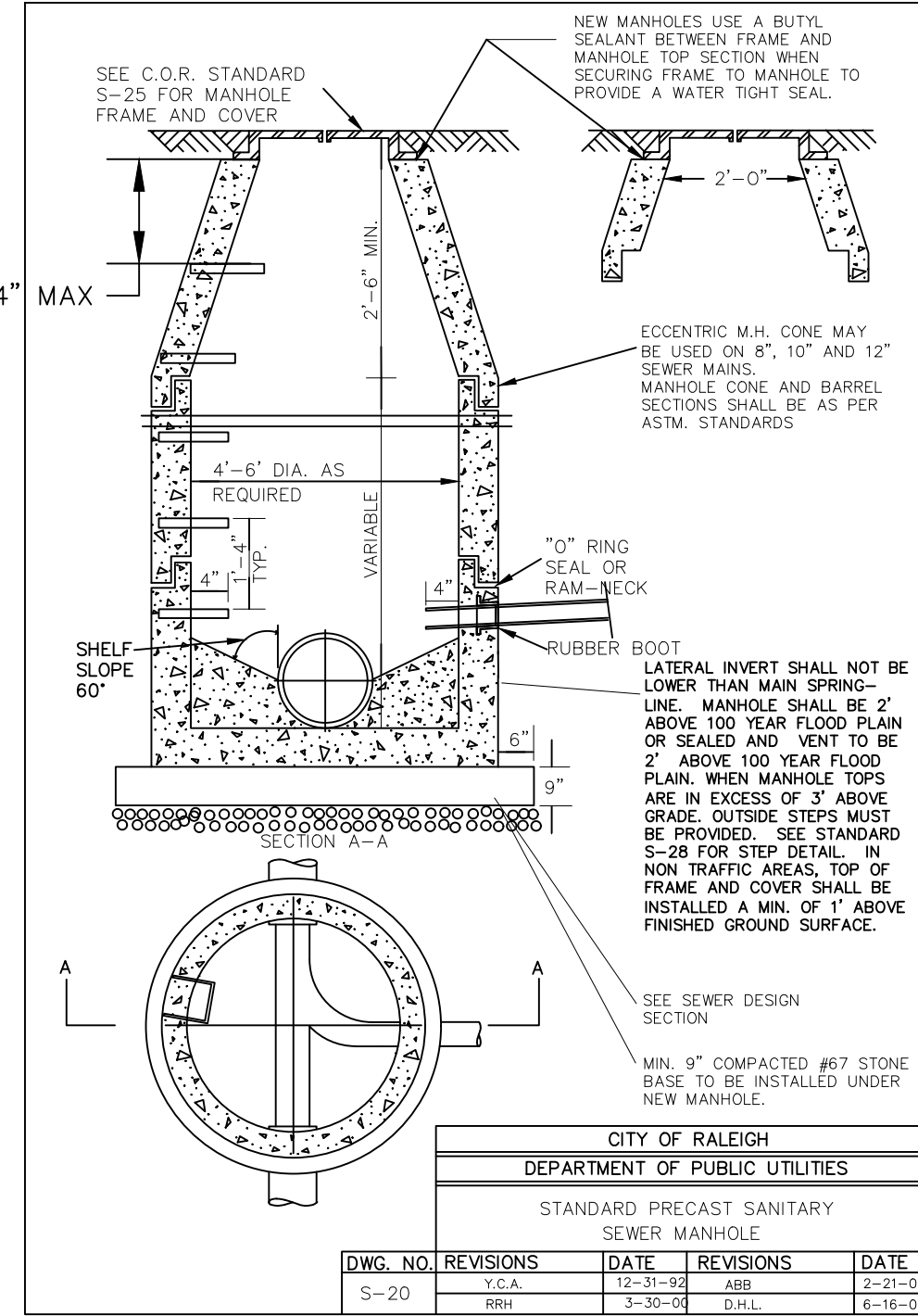
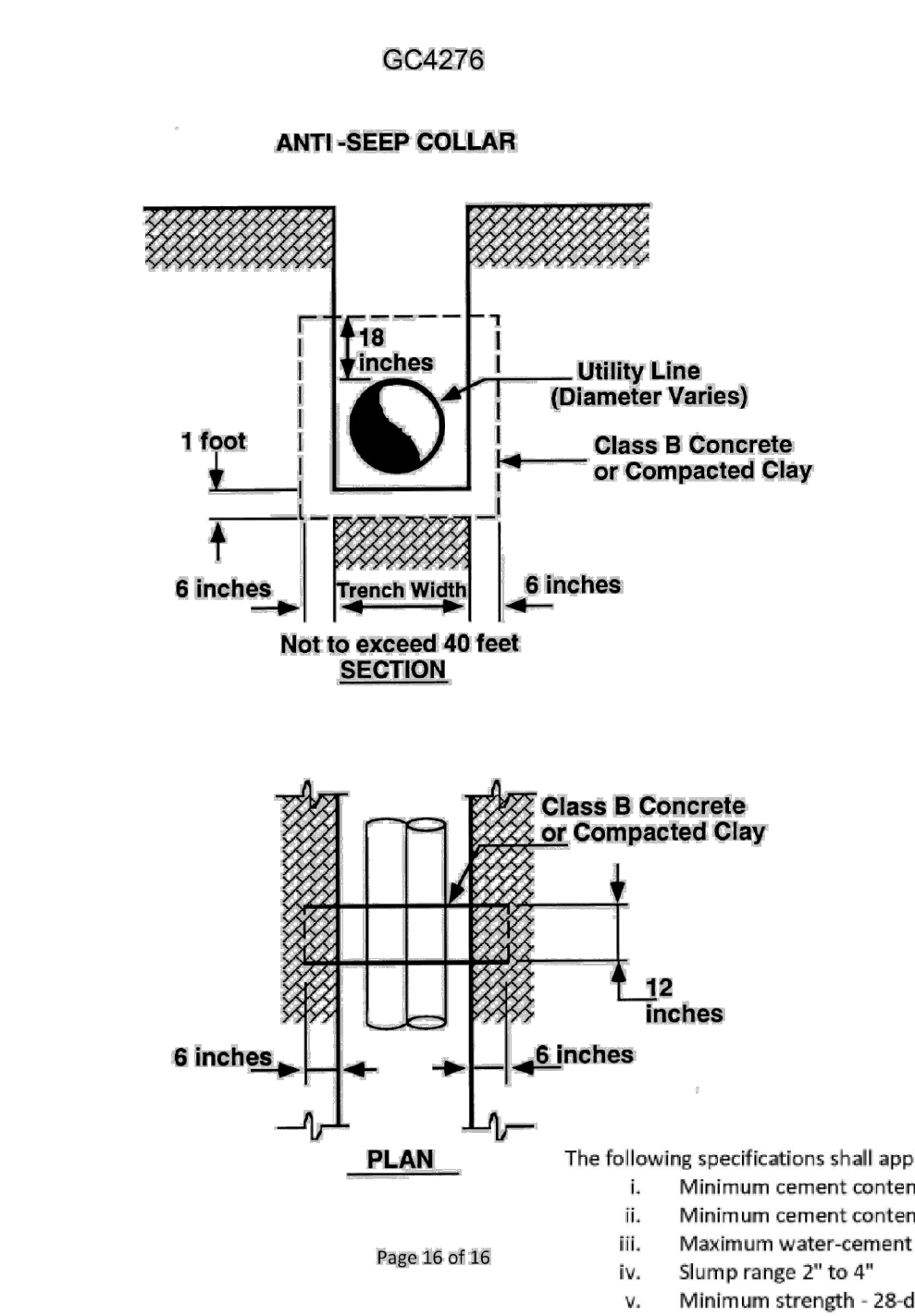
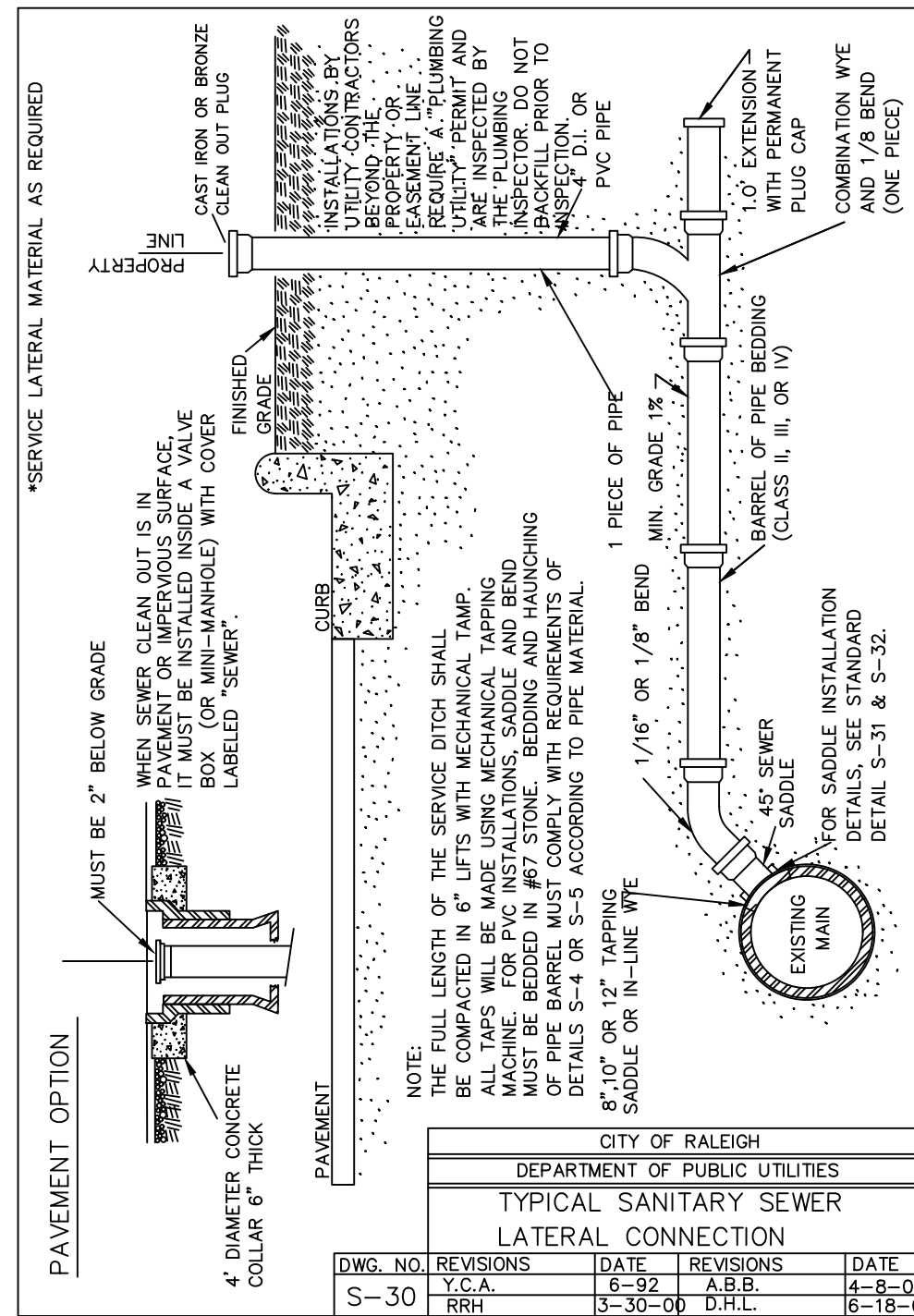
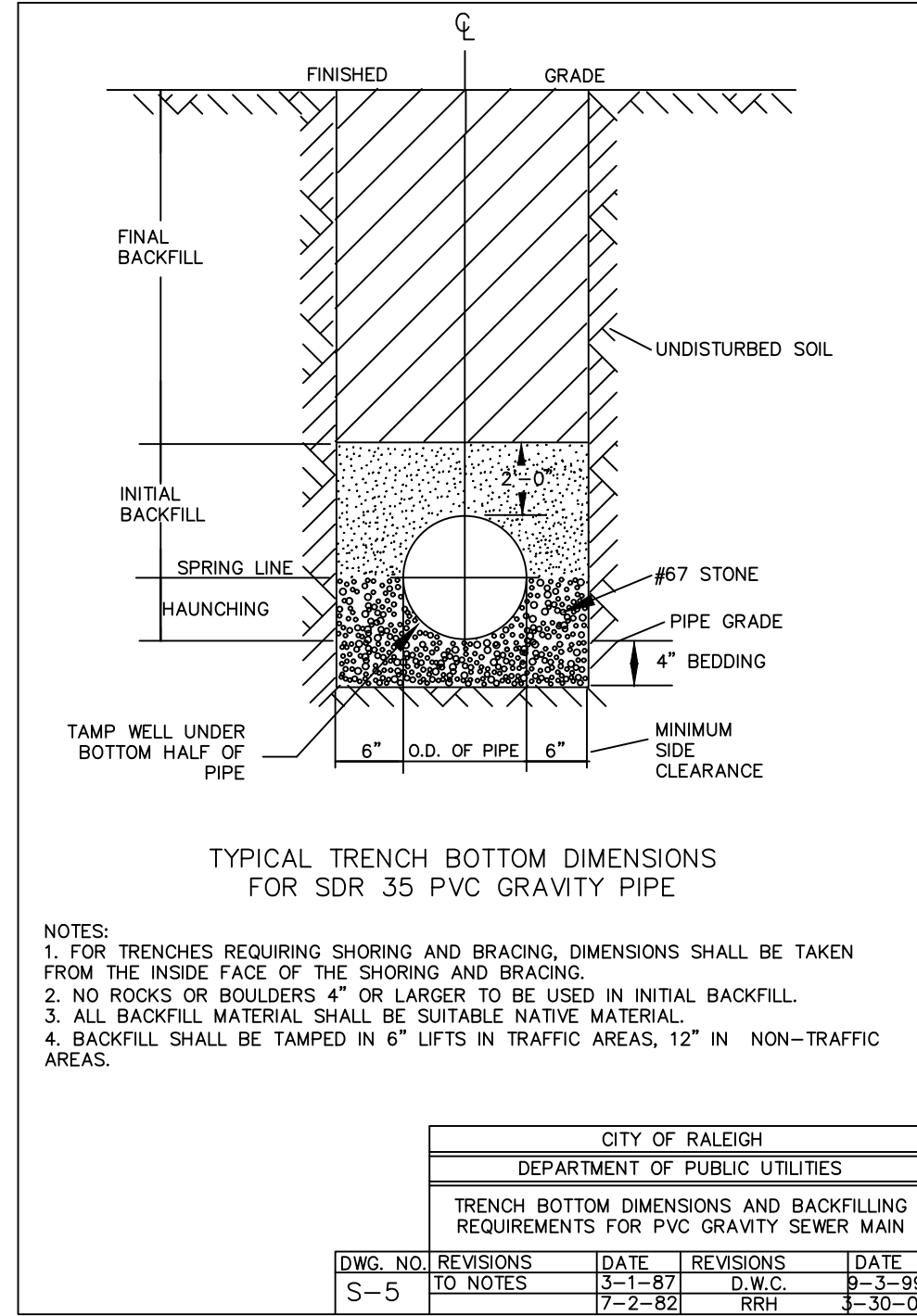
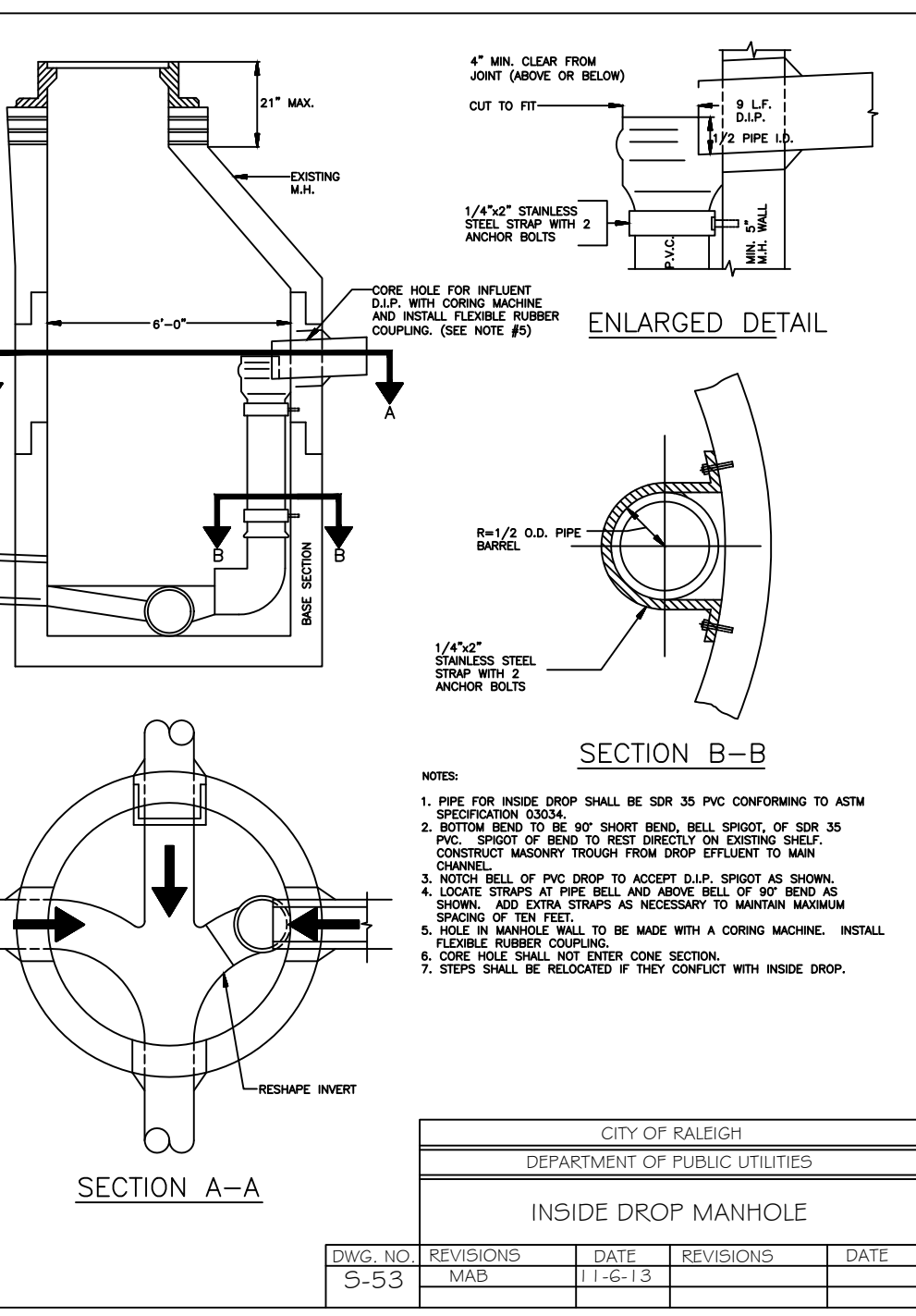
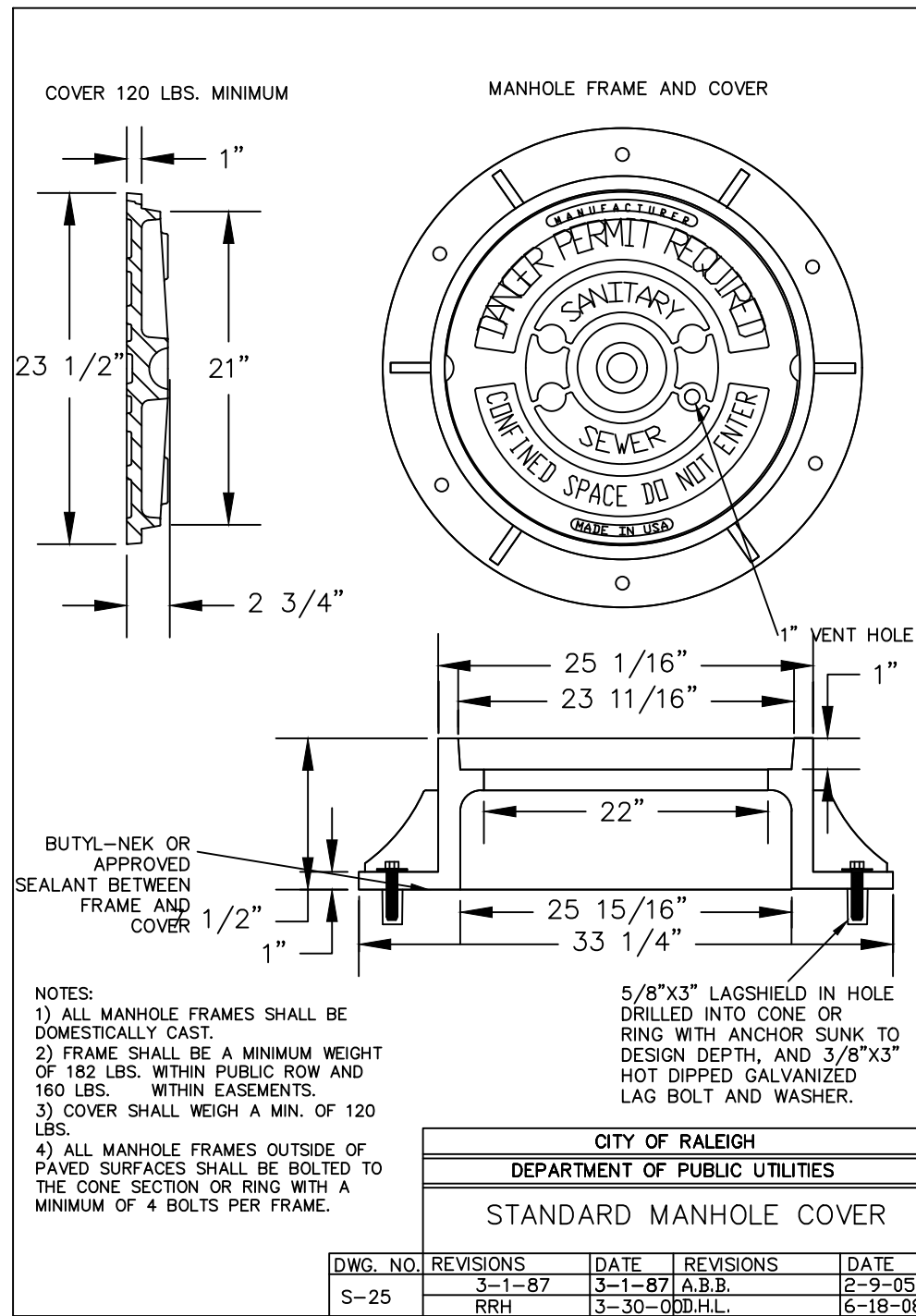
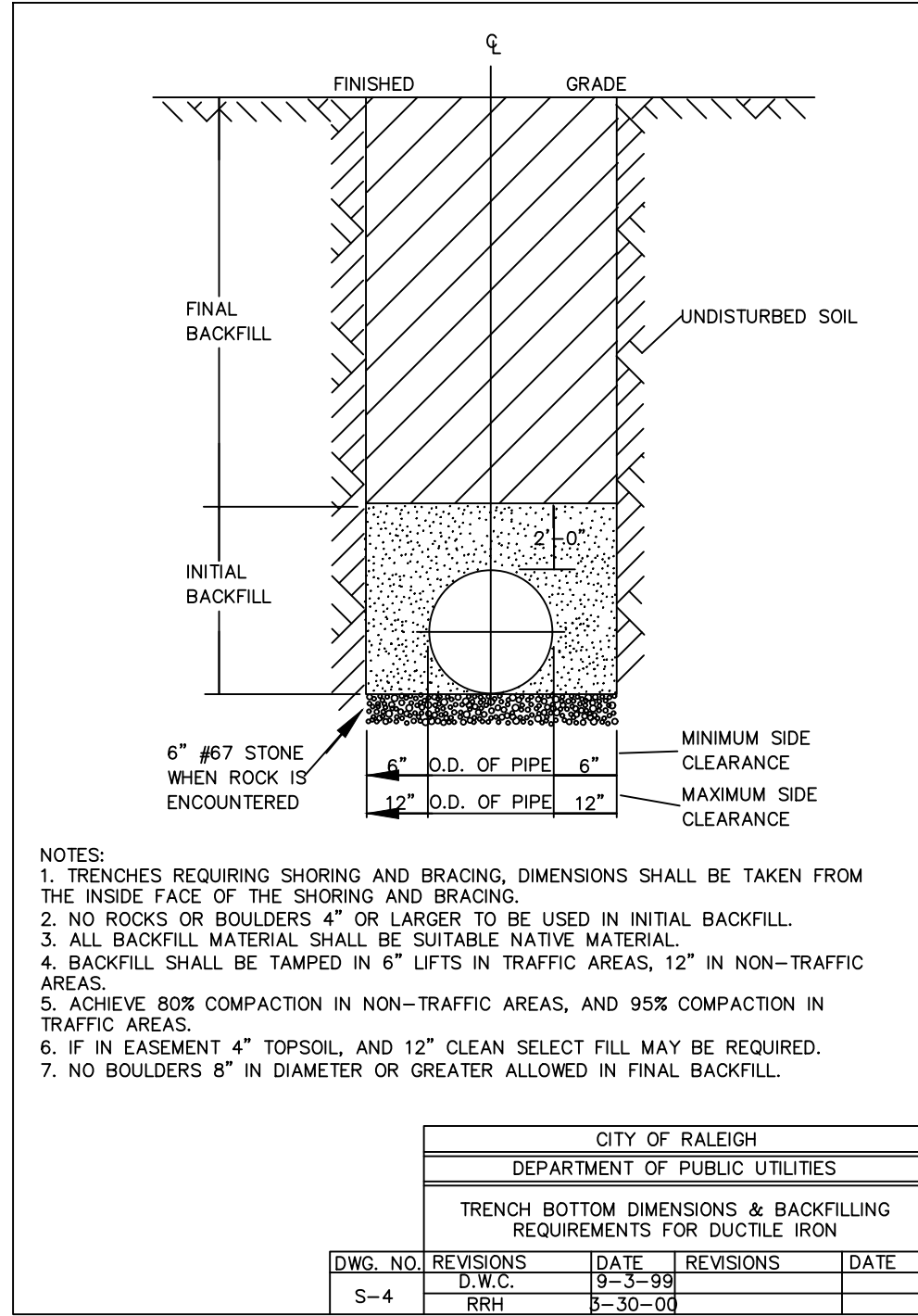
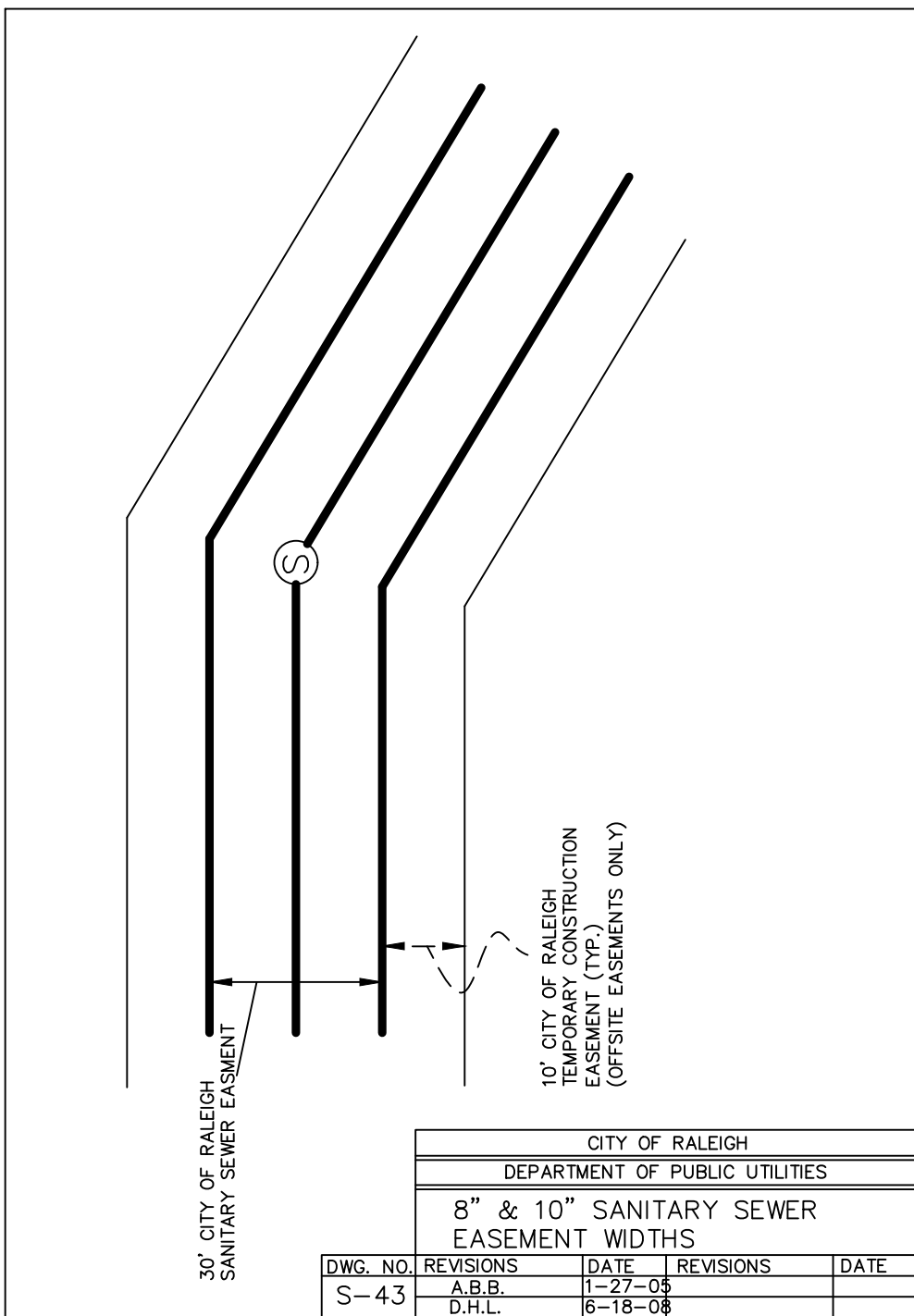
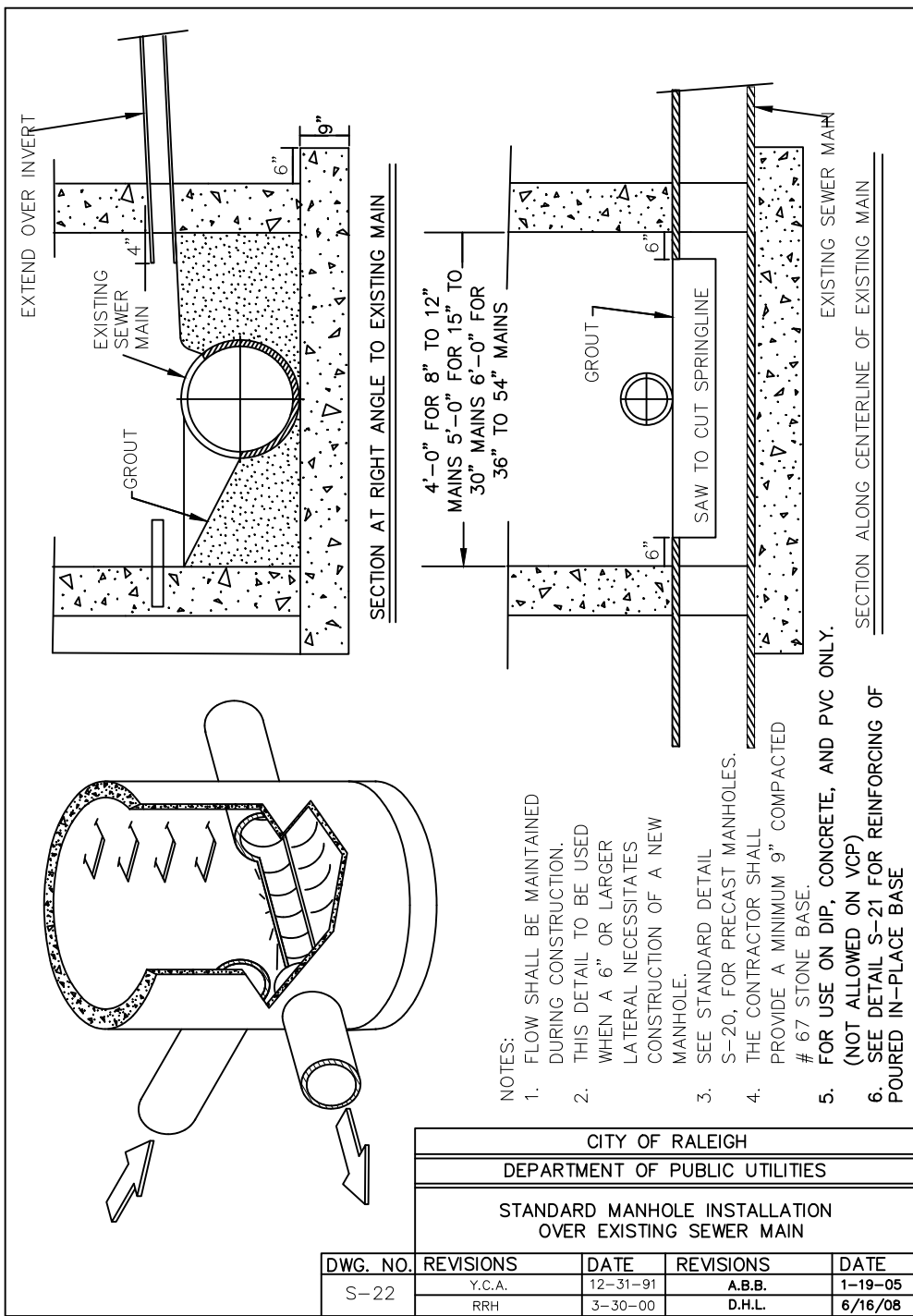
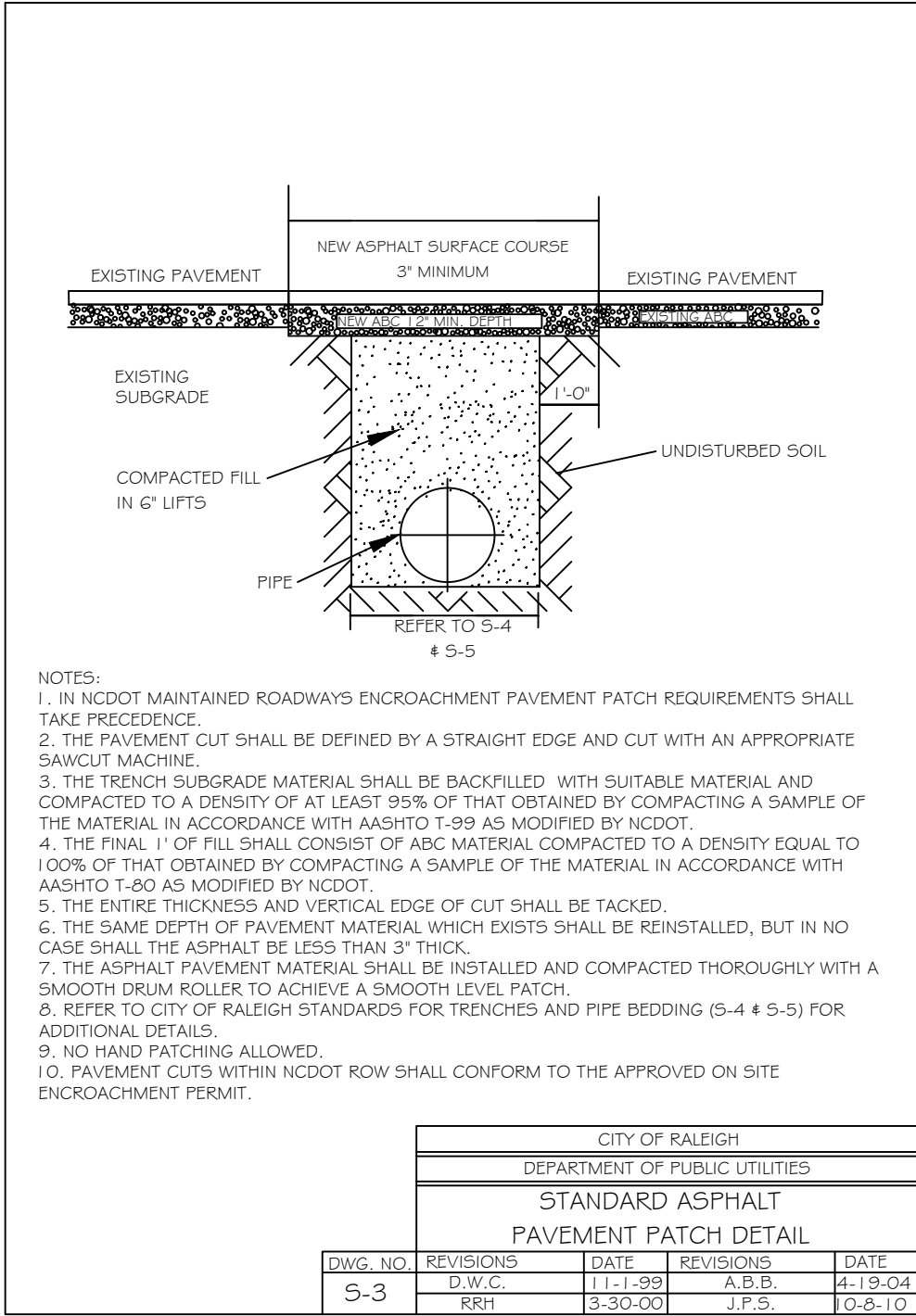


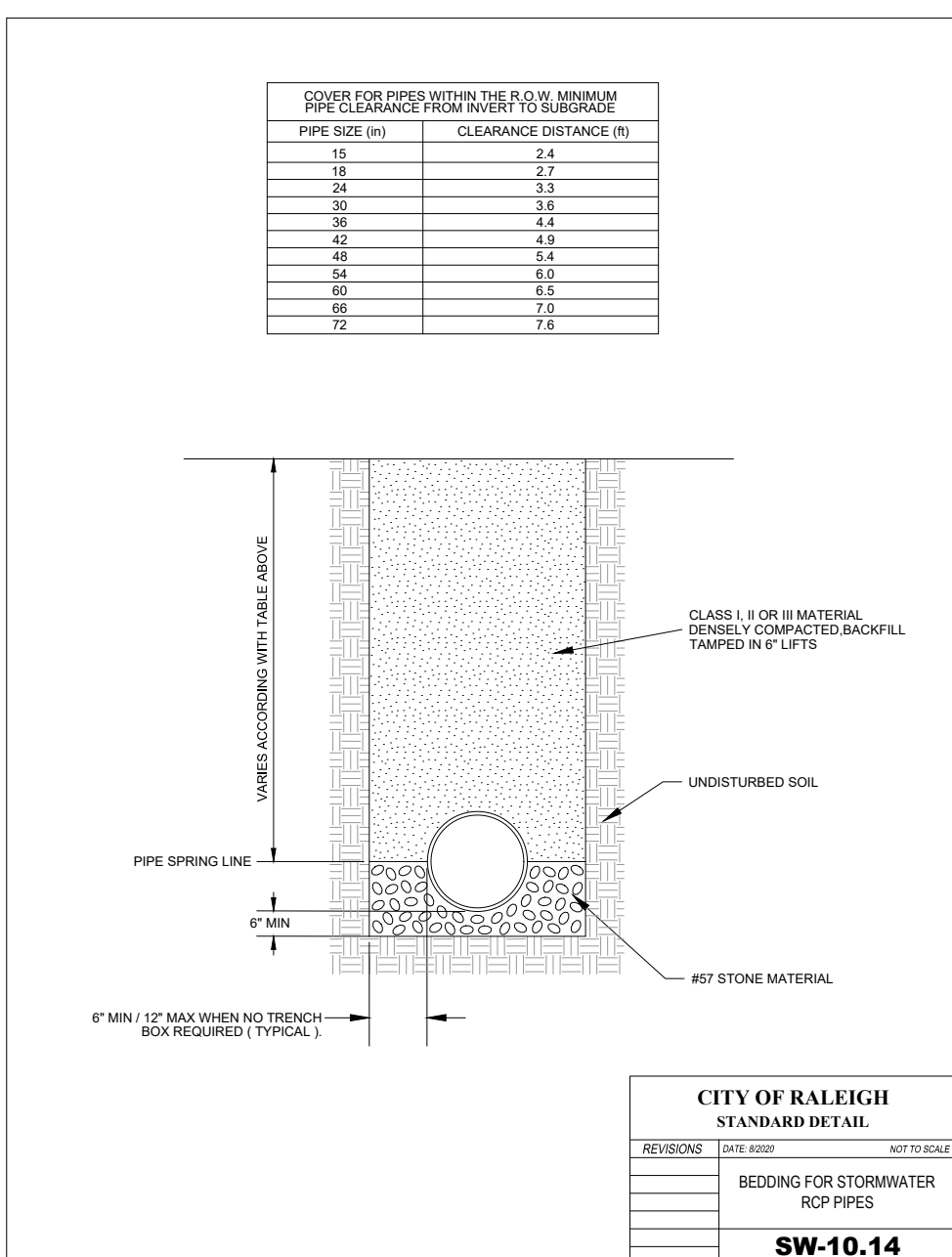
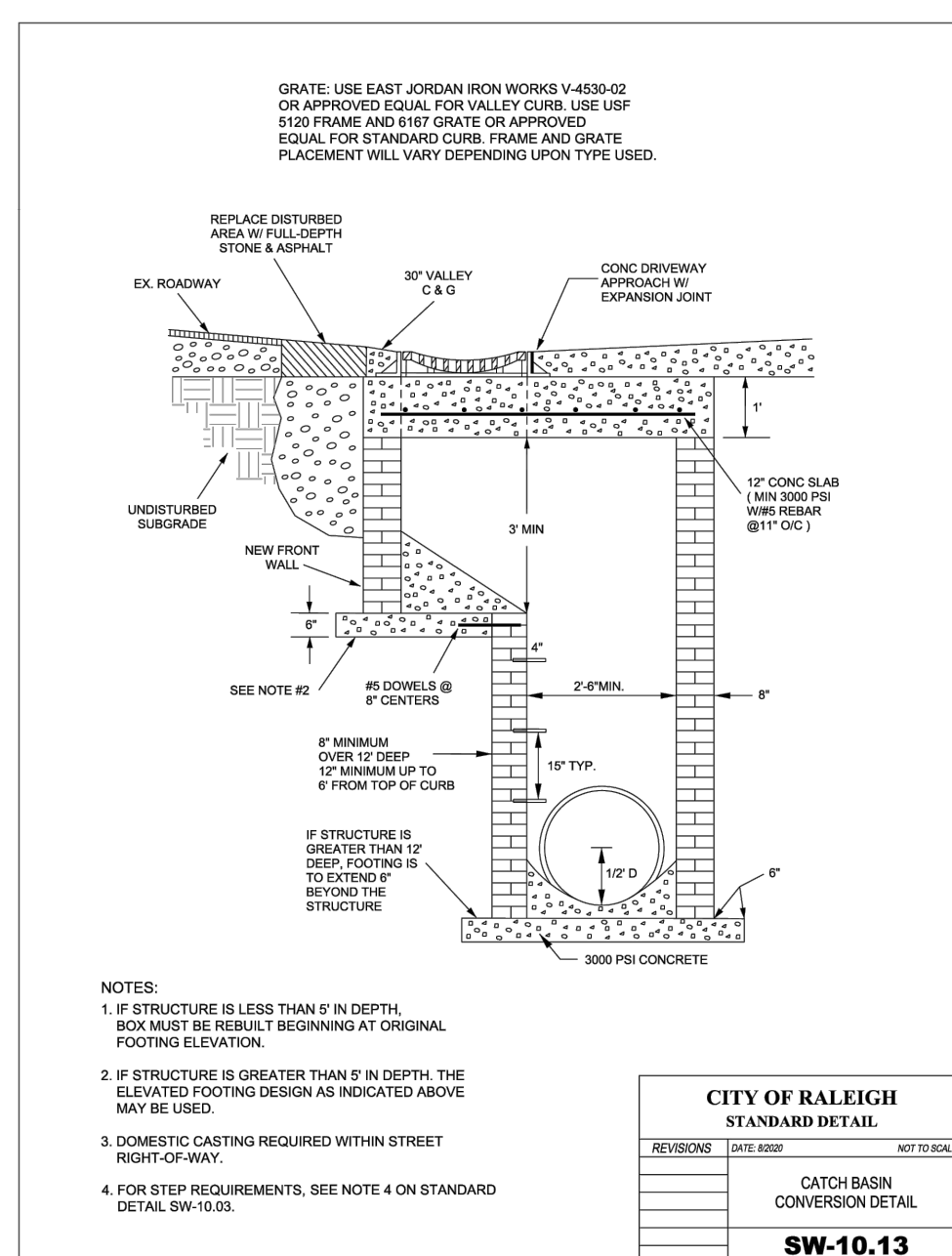
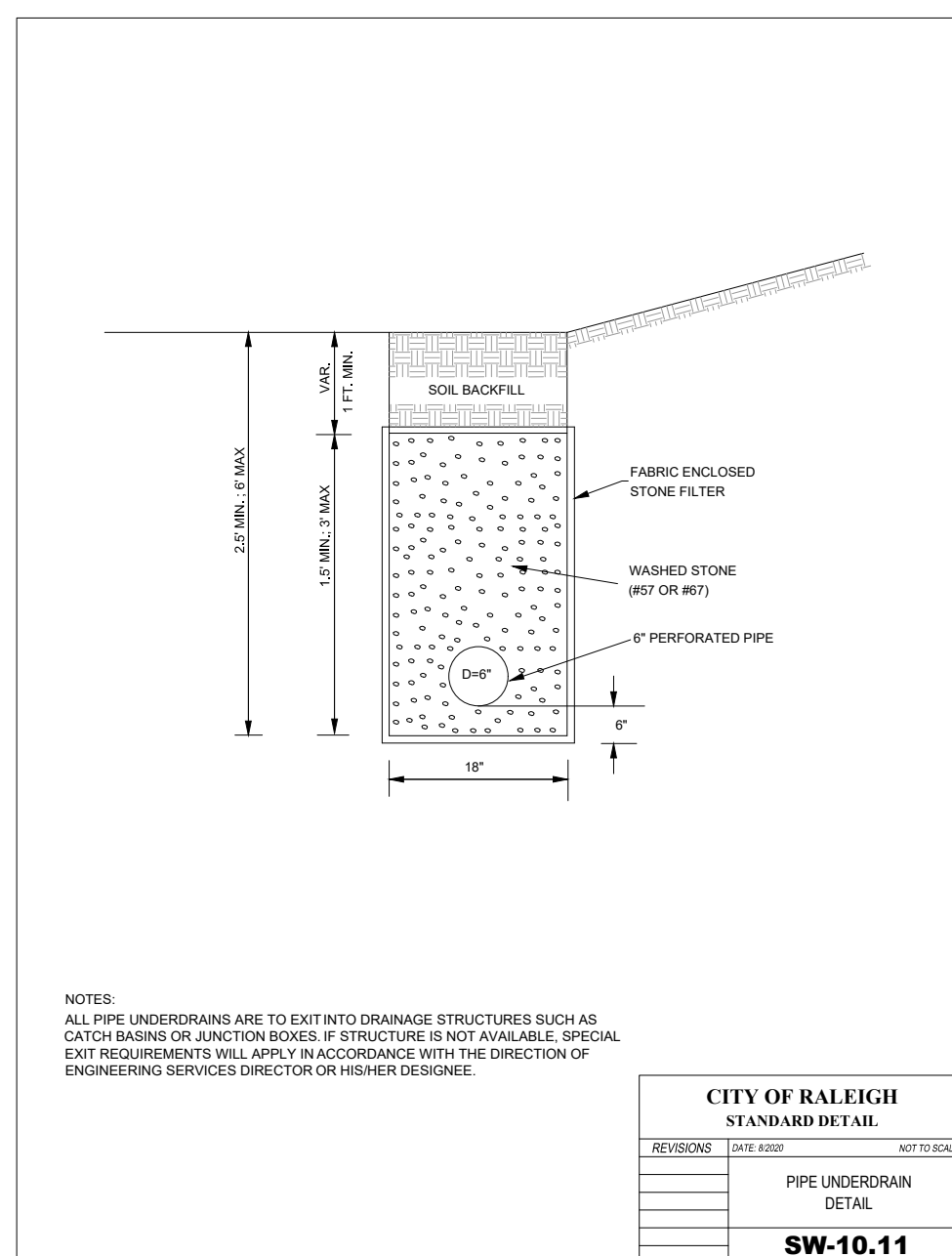
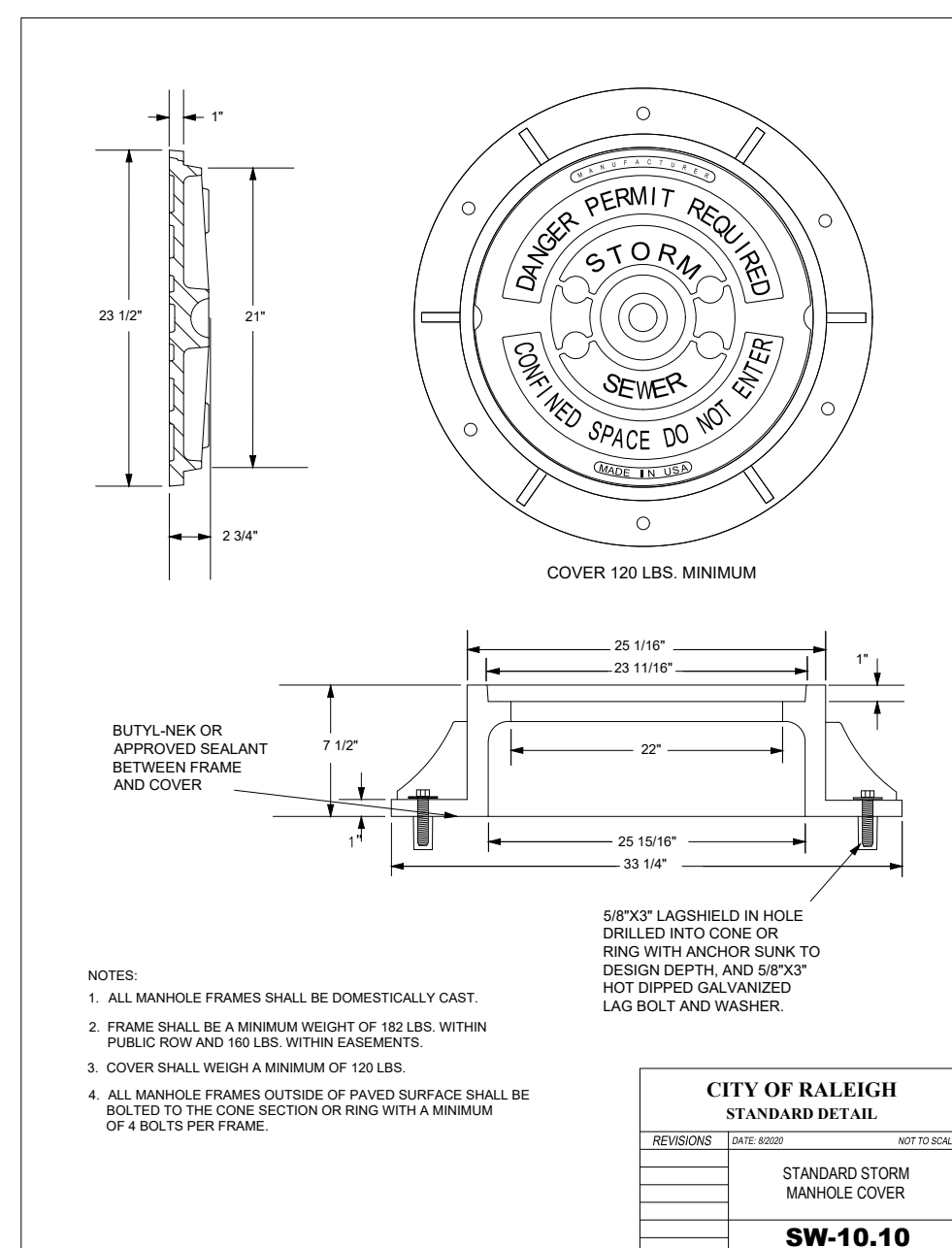
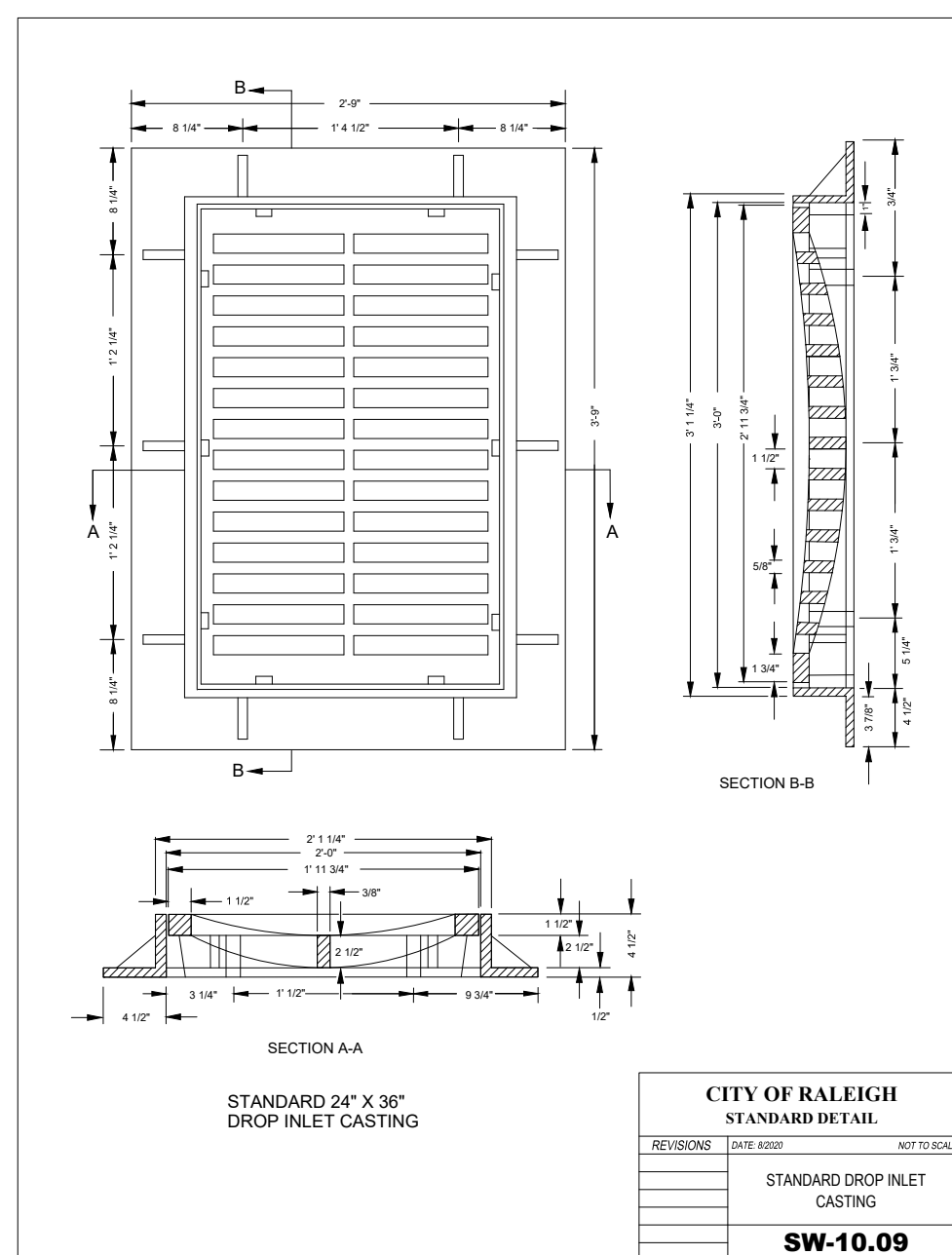
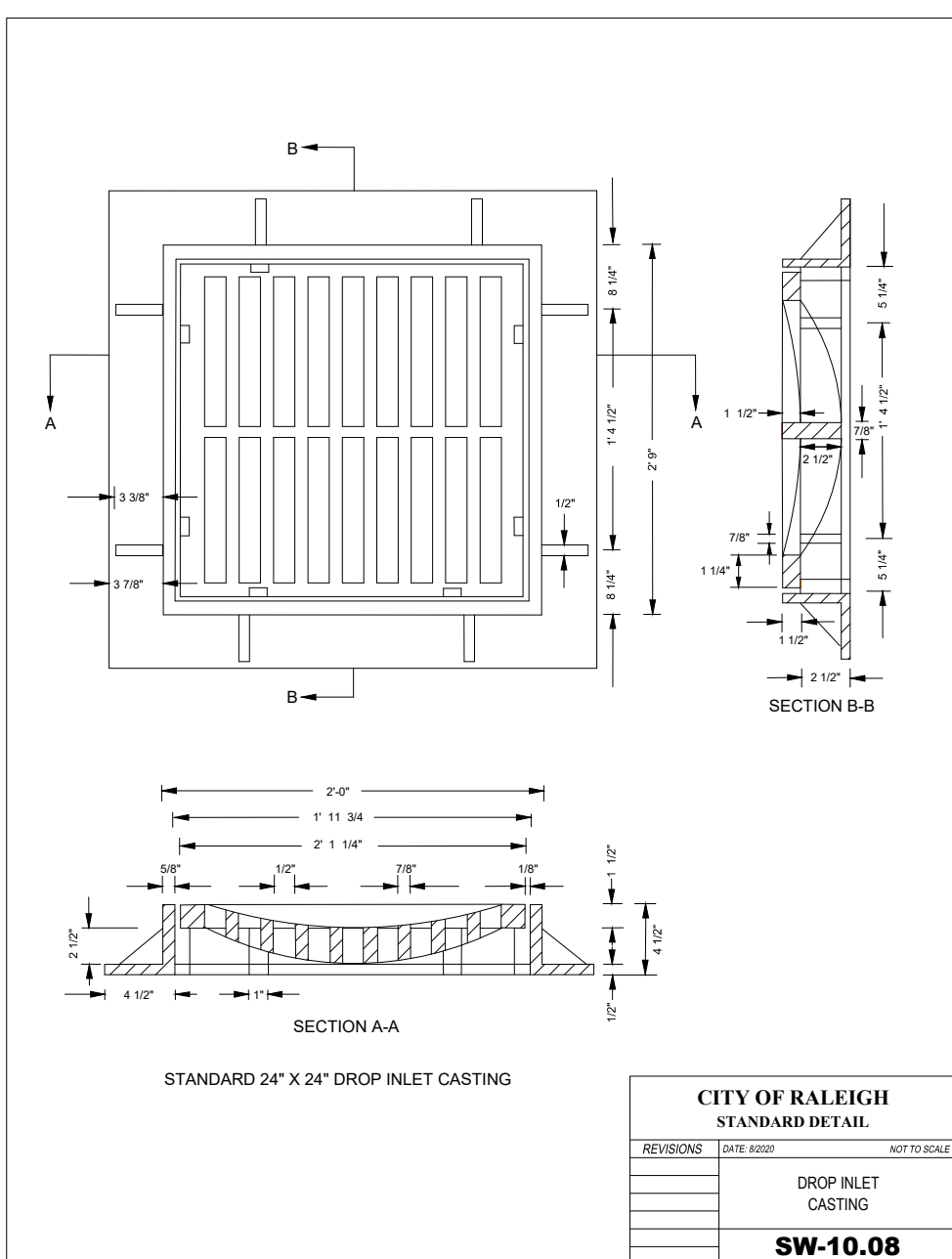
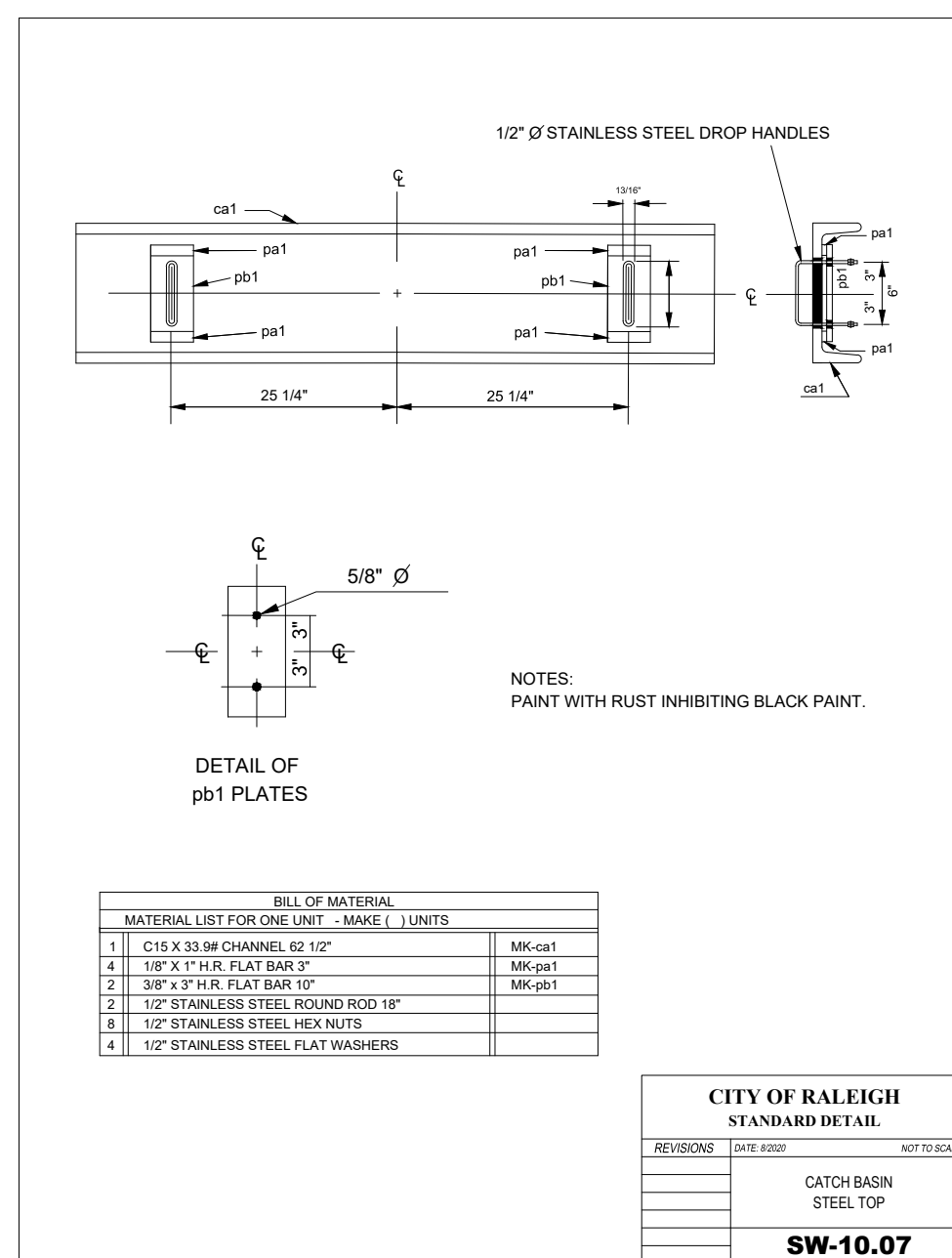
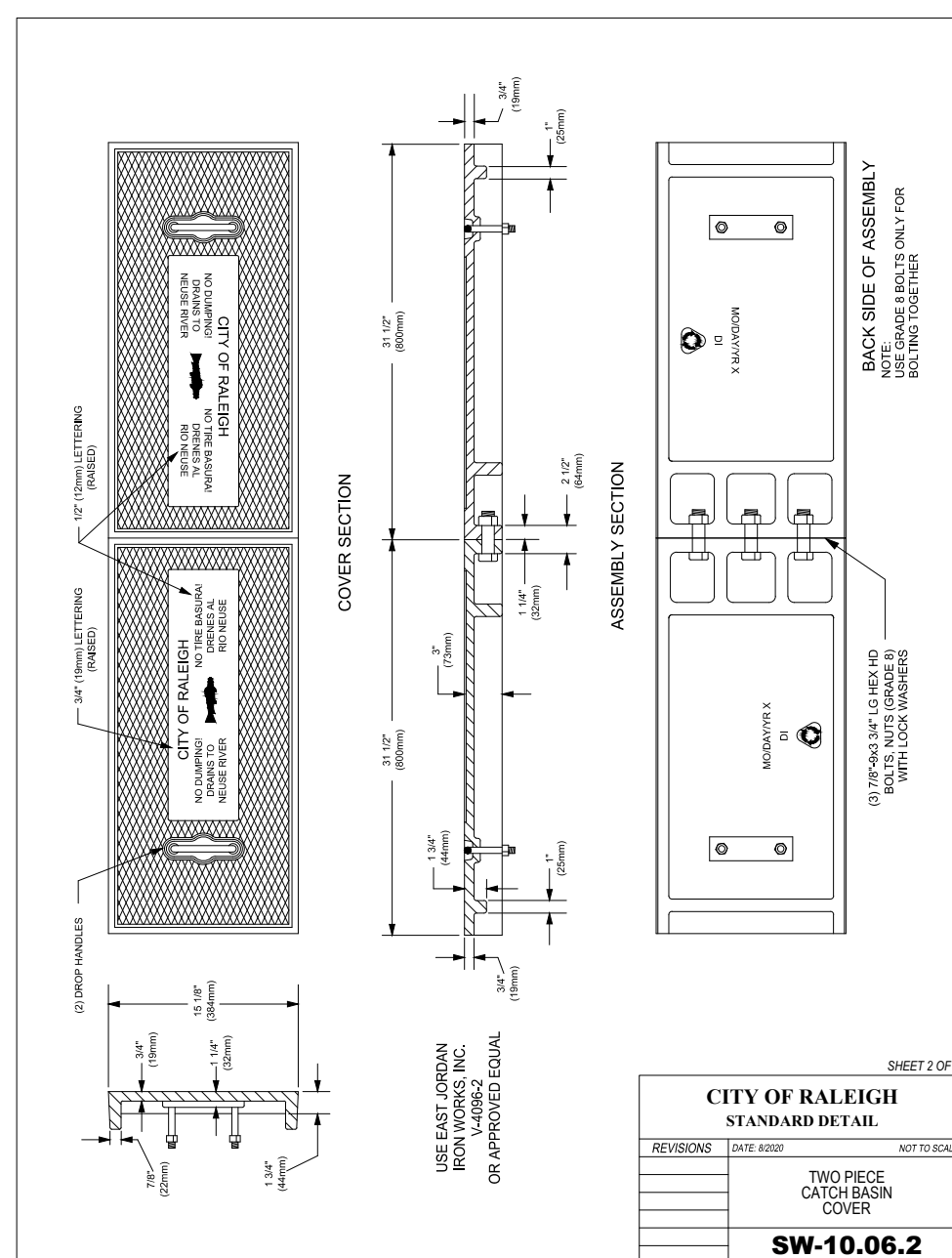
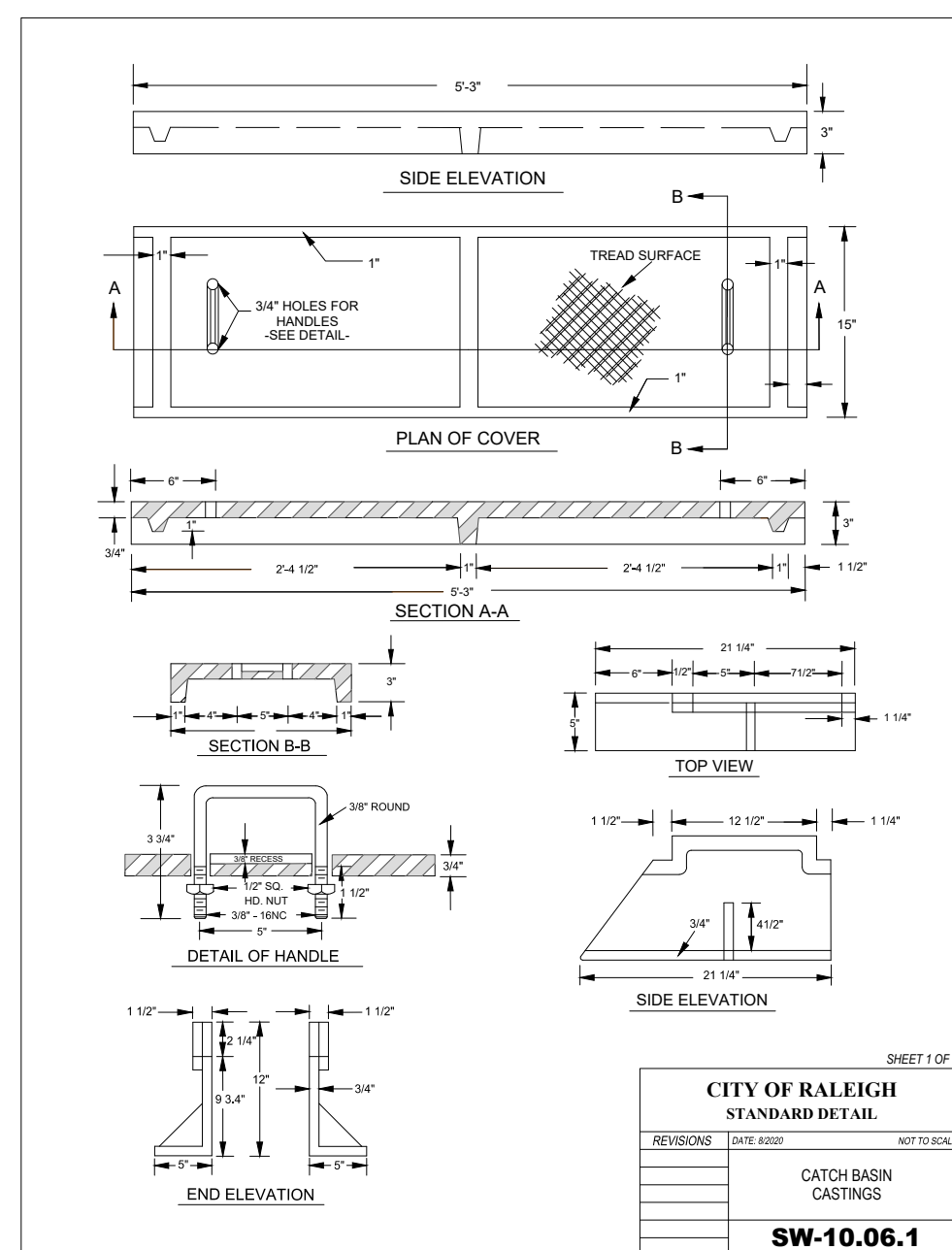
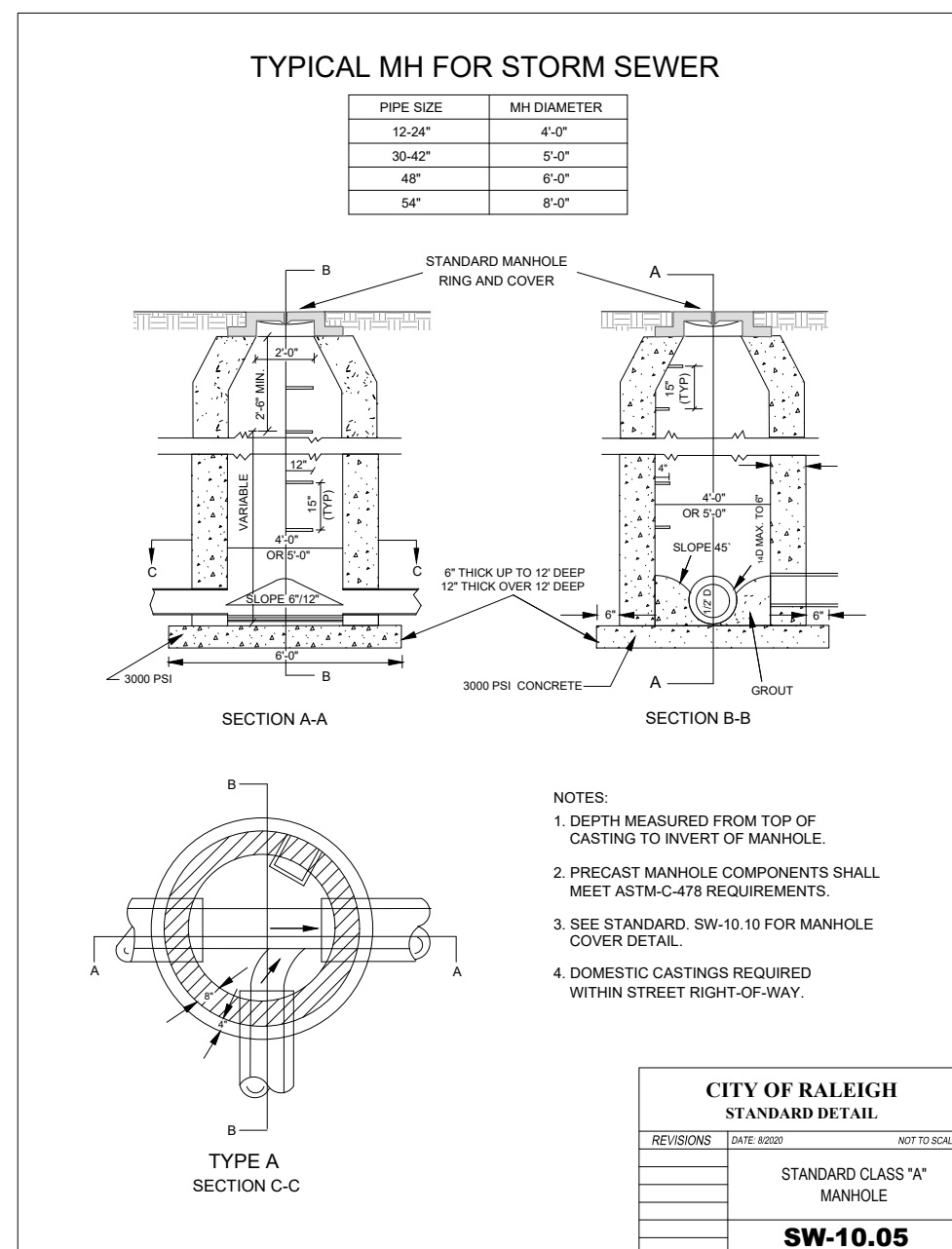
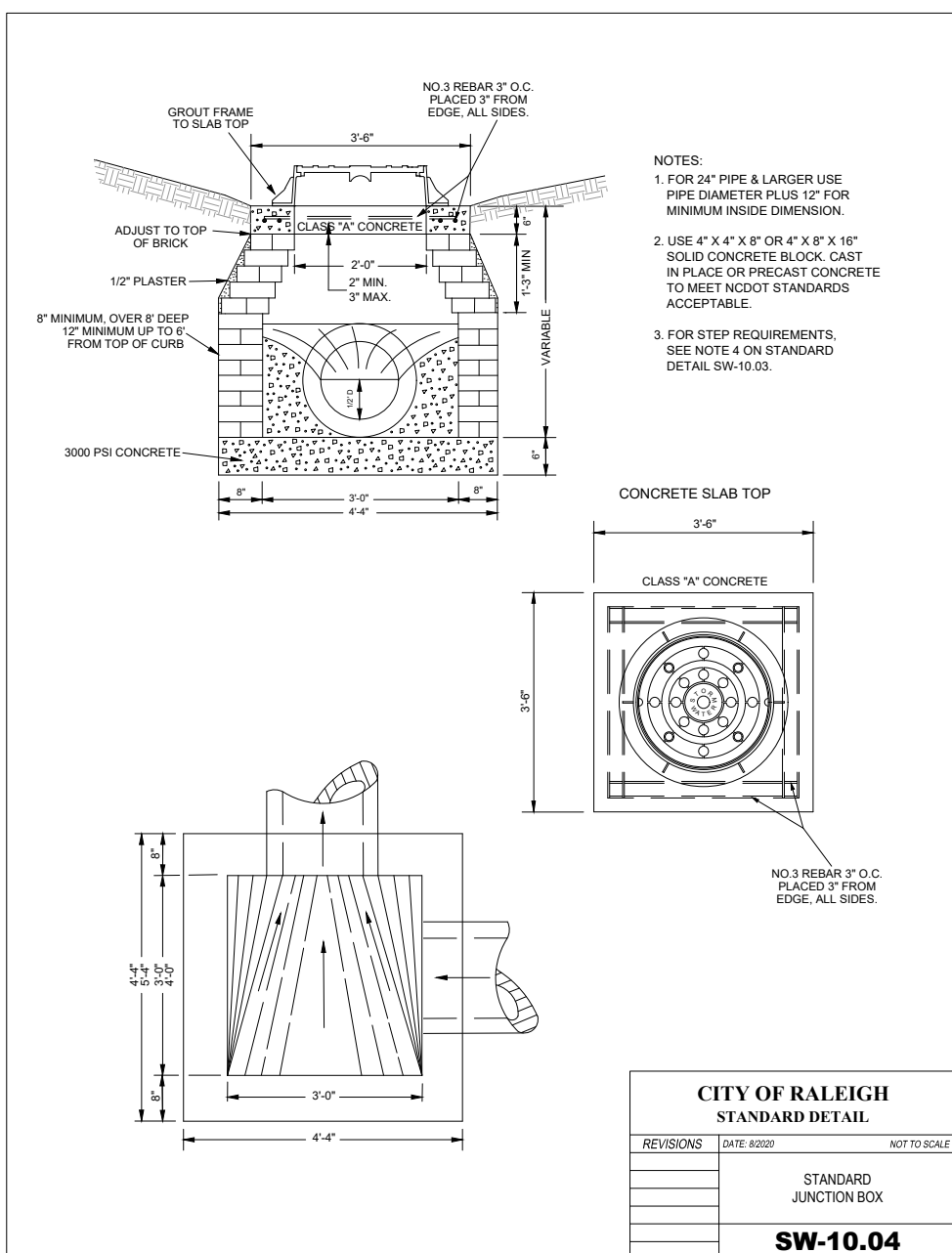
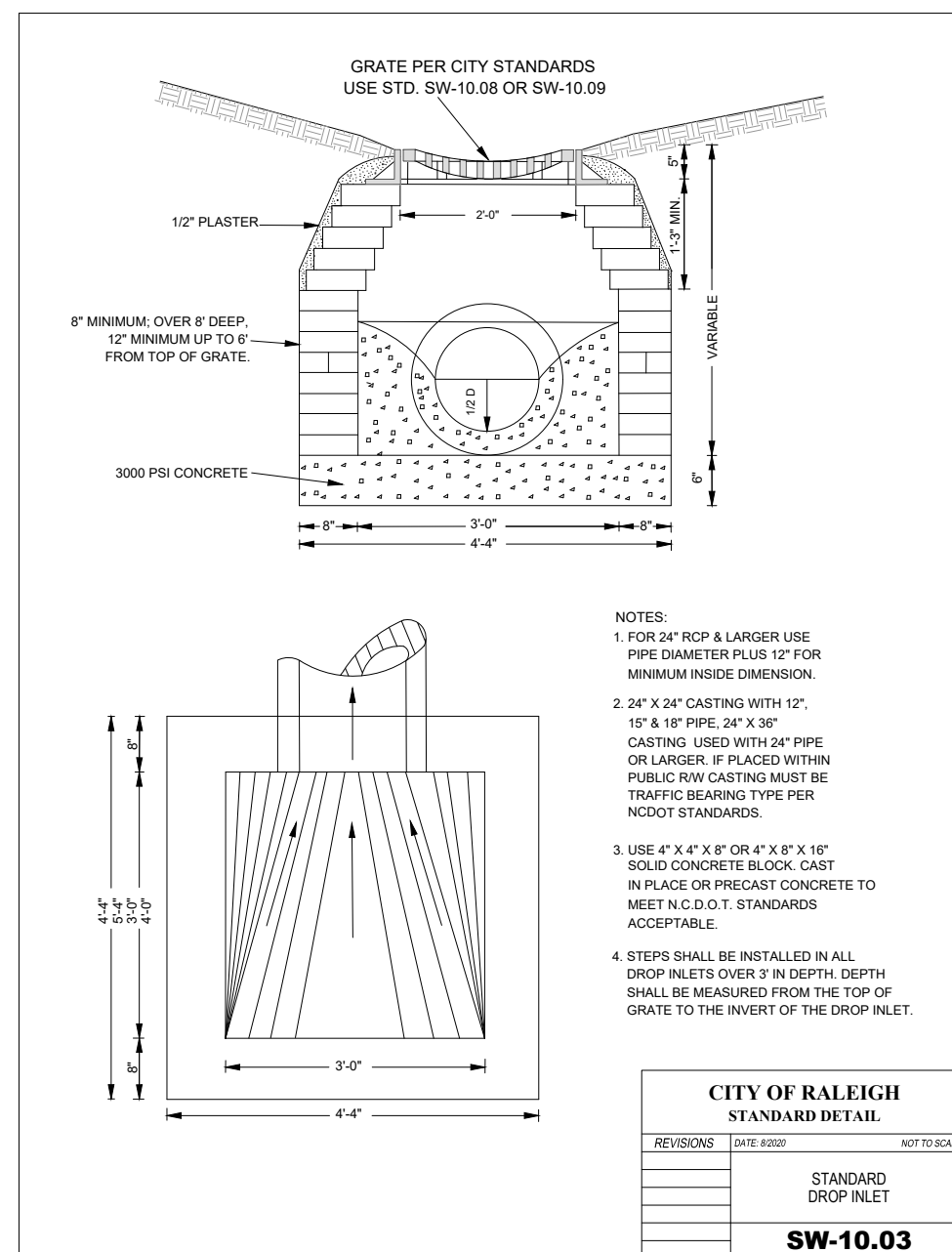
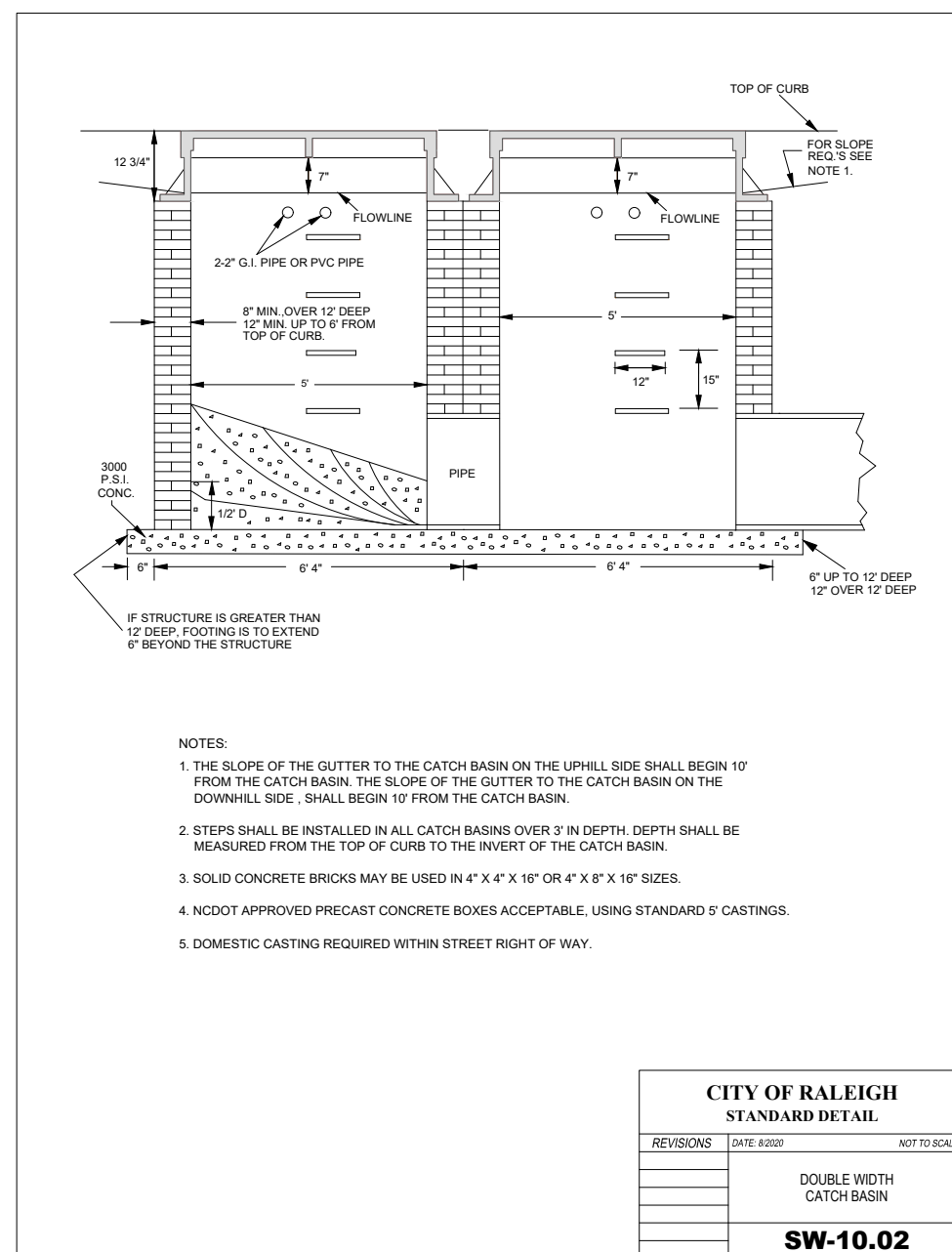
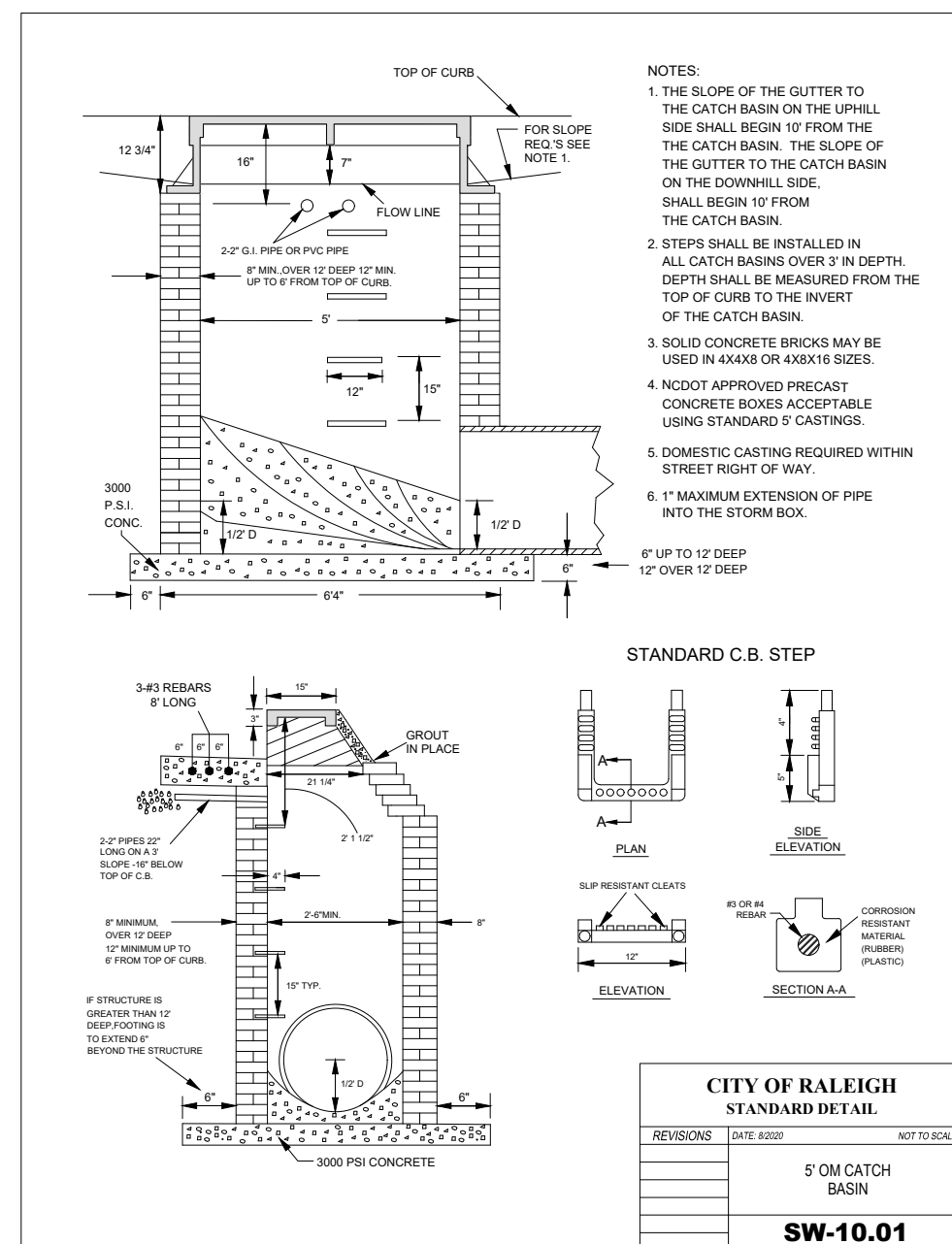
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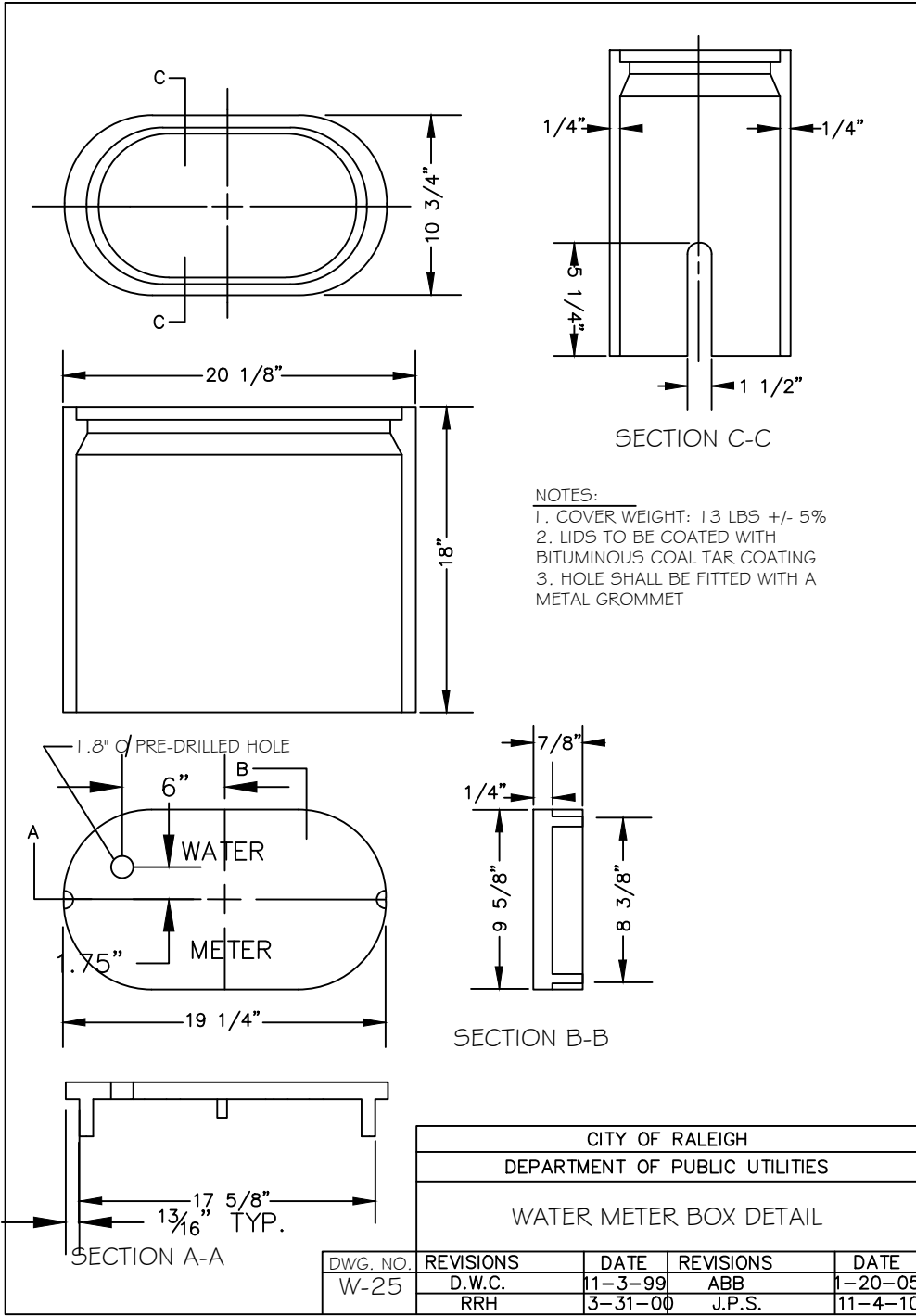


PER TOWN OF ROLESVILLE COMMENT		10/02/2023
PER TOWN OF ROLESVILLE COMMENT		08/01/2023
INITIAL SUBMITTAL		06/01/2023
DESIGNED BY:	DF/CD	
DRAWN BY:	DF/JWM	
REVIEWED BY:	DF	
BCE		
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EROSION CONTROL DETAILS (2 OF 2)		
PRELIMINARY		
NOT FOR CONSTRUCTION		
FILE NUMBER: 8430-03		
DATE: 10/02/2023		
C8-4		

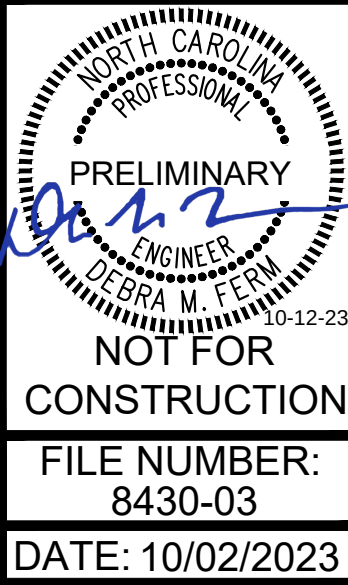








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WATER DETAIL (2 OF 2)

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

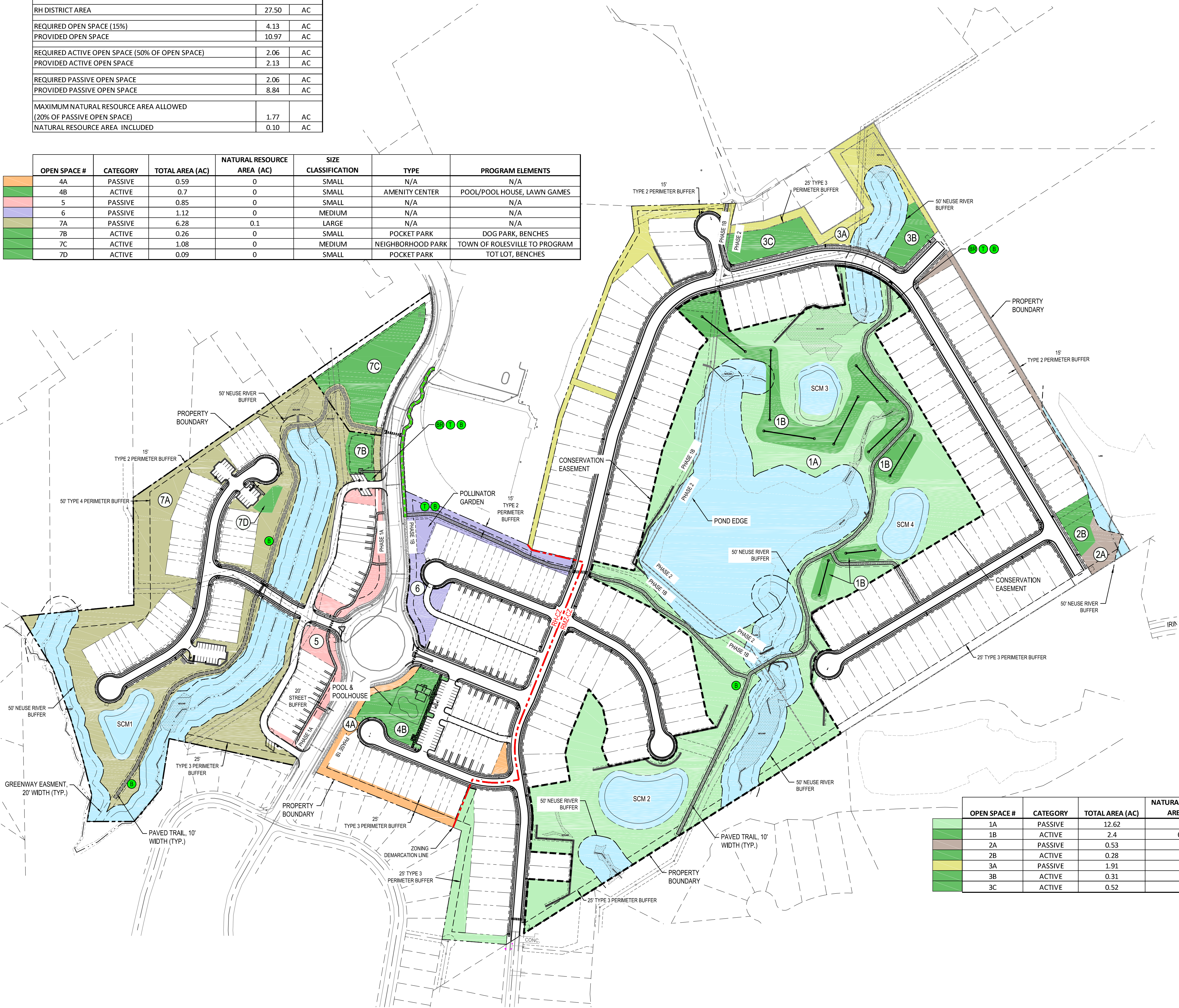
BCE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
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NC LICENSE #C-4397 ©2023

DESIGNED BY:	DF/CD	
DRAWN BY:	DF/JWM	
REVIEWED BY:	DF	
REV	06/01/2023	INITIAL SUBMITTAL
10/02/2023	PER TOWN OF ROLESVILLE COMMENT	
08/01/2023	PER TOWN OF ROLESVILLE COMMENT	

G:\NCA\Projects\Lennar\8430-03 - DWG\PlanSheets\On-Site\CT7-0 - OPEN SPACE PLAN.dwg Layout: OPEN SPACE PLAN Plotted: 10/2/2023 3:38:37 PM

RH DISTRICT OPEN SPACE CALCULATIONS		
RH DISTRICT AREA	27.50	AC
REQUIRED OPEN SPACE (15%)	4.13	AC
PROVIDED OPEN SPACE	10.97	AC
REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE)	2.06	AC
PROVIDED ACTIVE OPEN SPACE	2.13	AC
REQUIRED PASSIVE OPEN SPACE	2.06	AC
PROVIDED PASSIVE OPEN SPACE	8.84	AC
MAXIMUM NATURAL RESOURCE AREA ALLOWED (20% OF PASSIVE OPEN SPACE)	1.77	AC
NATURAL RESOURCE AREA INCLUDED	0.10	AC

OPEN SPACE #	CATEGORY	TOTAL AREA (AC)	NATURAL RESOURCE AREA (AC)	SIZE CLASSIFICATION	TYPE	PROGRAM ELEMENTS
4A	PASSIVE	0.59	0	SMALL	N/A	N/A
4B	ACTIVE	0.7	0	SMALL	AMENITY CENTER	POOL/POOL HOUSE, LAWN GAMES
5	PASSIVE	0.85	0	SMALL	N/A	N/A
6	PASSIVE	1.12	0	MEDIUM	N/A	N/A
7A	PASSIVE	6.28	0.1	LARGE	N/A	N/A
7B	ACTIVE	0.26	0	SMALL	POCKET PARK	DOG PARK, BENCHES
7C	ACTIVE	1.08	0	MEDIUM	NEIGHBORHOOD PARK	TOWN OF ROLESVILLE TO PROGRAM
7D	ACTIVE	0.09	0	SMALL	POCKET PARK	TOT LOT, BENCHES



LEGEND

- NATURAL RESOURCE / SCM AREAS (NOT COUNTED TOWARD OPEN SPACE)
- PROPOSED FUTURE GREENWAY CONNECTION
- RM CLUSTER CONSERVATION EASEMENT (CONTAINS 24.98 CONTIGUOUS ACRES OF OPEN SPACE)
- PHASE LINES
- DISC GOLF HOLE
- TRASH RECEPTACLE
- BENCH (PUBLIC SEATING)
- BIKE RACK

RM CLUSTER CONSERVATION EASEMENT OPEN SPACE		
REQUIRED CLUSTER DEVELOPMENT OPEN SPACE (40%) (DEDICATED IN CONSERVATION EASEMENT)	23.16	AC
PROVIDED CLUSTER DEVELOPMENT OPEN SPACE (DEDICATED IN CONSERVATION EASEMENT)	24.98	AC

RM CLUSTER DISTRICT OPEN SPACE CALCULATIONS		
RM CLUSTER DISTRICT AREA	57.89	AC
REQUIRED TOTAL OPEN SPACE (12%)	6.95	AC
PROVIDED TOTAL OPEN SPACE	18.57	AC
REQUIRED ACTIVE OPEN SPACE (50% OF REQUIRED OPEN SPACE)	3.47	AC
PROVIDED ACTIVE OPEN SPACE	3.51	AC
REQUIRED PASSIVE OPEN SPACE	3.47	AC
PROVIDED PASSIVE OPEN SPACE	15.06	AC
MAXIMUM NATURAL RESOURCE AREA ALLOWED (20% OF PASSIVE OPEN SPACE)	3.01	AC
NATURAL RESOURCE AREA INCLUDED	0.04	AC
MAXIMUM STORM POND AREA ALLOWED (5% OF PASSIVE OPEN SPACE)	0.75	AC
STORM POND AREA INCLUDED	0.00	AC

OPEN SPACE #	CATEGORY	TOTAL AREA (AC)	NATURAL RESOURCE AREA (AC)	SIZE CLASSIFICATION	TYPE	PROGRAM ELEMENTS
1A	PASSIVE	12.62	0	LARGE	N/A	N/A
1B	ACTIVE	2.4	0.04	MEDIUM	NEIGHBORHOOD PARK	DISC GOLF COURSE, OUTDOOR FITNESS
2A	PASSIVE	0.53	0	SMALL	N/A	N/A
2B	ACTIVE	0.28	0	SMALL	POCKET PARK	OUTDOOR FITNESS
3A	PASSIVE	1.91	0	LARGE	N/A	N/A
3B	ACTIVE	0.31	0	SMALL	POCKET PARK	LAWN GAMES
3C	ACTIVE	0.52	0	SMALL	POCKET PARK	PLAYGROUND / TOT LOT



0 75 150 300
SCALE: 1" = 150'



NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 10/02/2023
C9-0

DESIGNED BY: MC/RZ
DRAWN BY: MC
REVIEWED BY: RZ

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

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

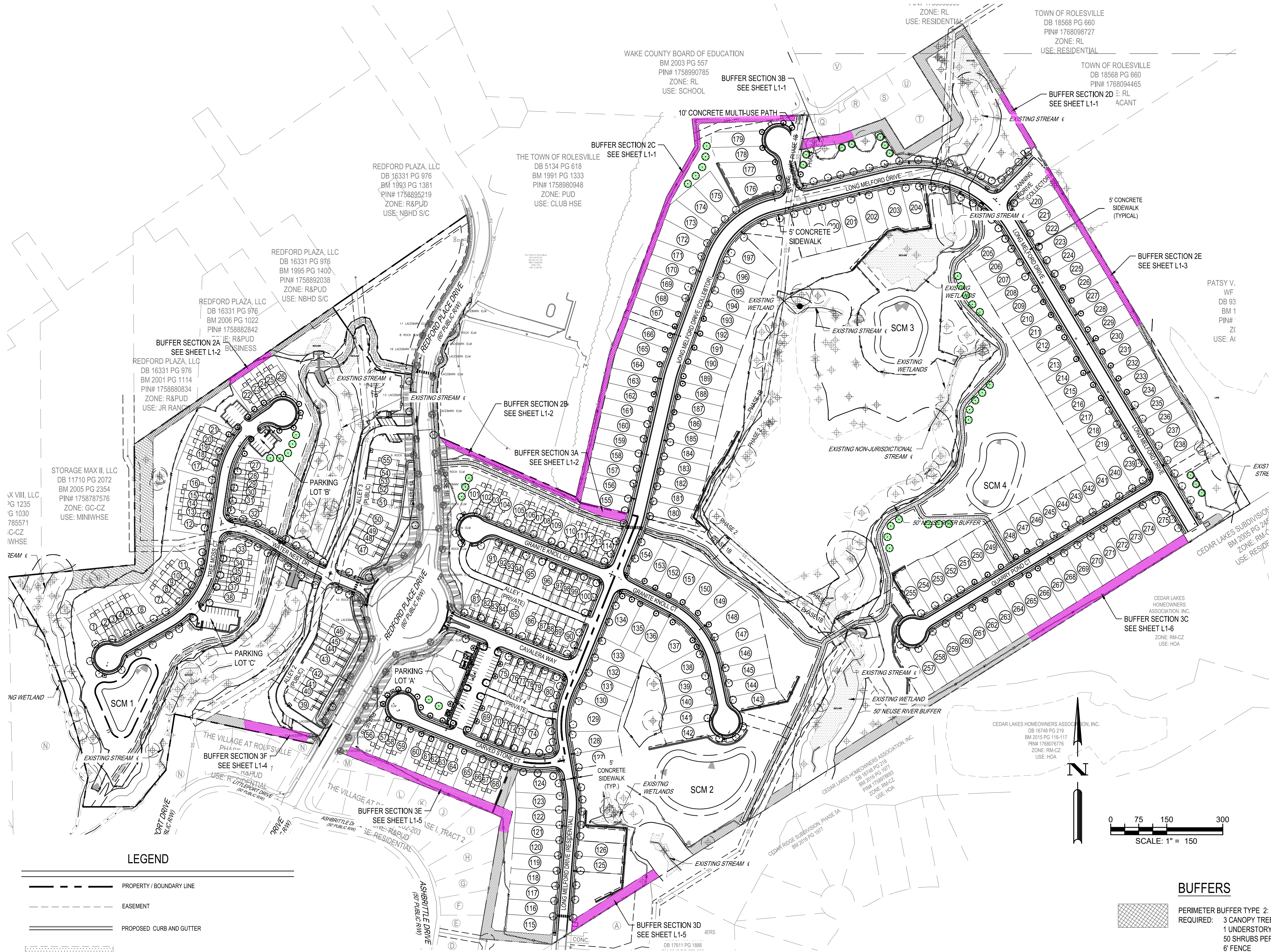
OPEN SPACE PLAN

10/02/2023 PER TOWN OF ROLESVILLE COMMENT
08/01/2023 PER TOWN OF ROLESVILLE COMMENT
06/01/2023 INITIAL SUBMITTAL

DESIGNED BY: MC/RZ
DRAWN BY: MC
REVIEWED BY: RZ

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
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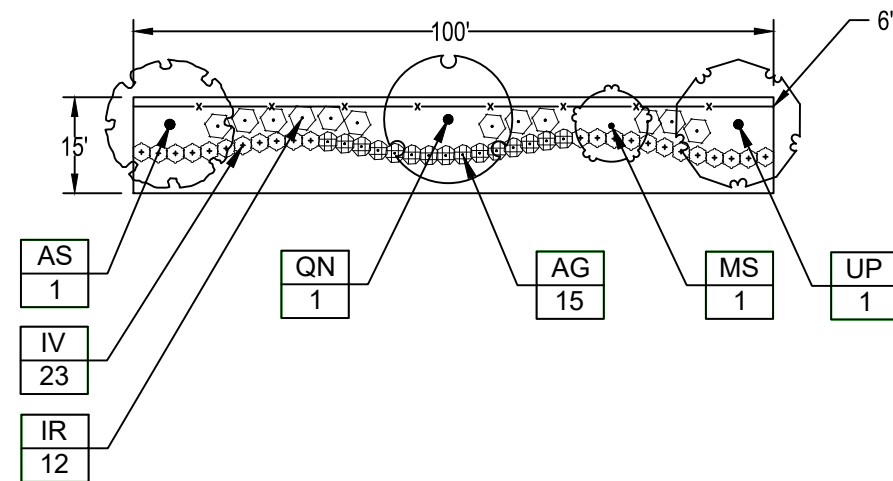
LEGEND

	PROPERTY / BOUNDARY LINE
	EASEMENT
	PROPOSED CURB AND GUTTER
	WETLANDS
	50' STREAM BUFFER
	TREE PROTECTION FENCE
	LIMIT OF CONSTRUCTION
	BUFFER SECTION TO BE PLANTED*
	EXISTING STREET TREE
	PRESERVED TREE WITH CRITICAL ROOT ZONE**

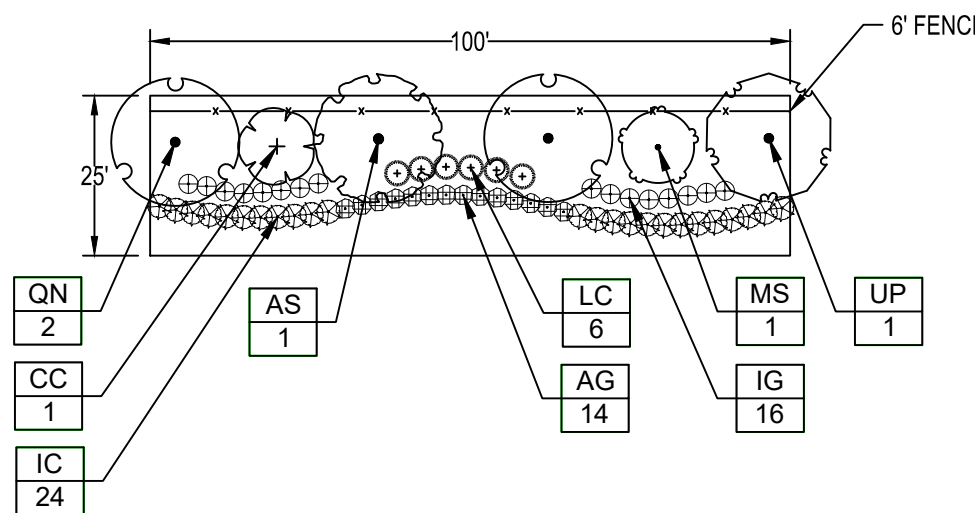
* BUFFER SECTION LACKING EXISTING VEGETATION OR DISTURBED BY GRADING. SEE ENLARGEMENT SHEETS FOR PLANT QUANTITIES.

** CRITICAL ROOT ZONE (1 FT FROM TREE TRUNK FOR EACH 1 INCH OF TREE DIAMETER) ROOT ZONES SHOWN ONLY FOR TREES NEAR EDGE OF CONSTRUCTION LIMIT / PROTECTION FENCING.

TYPICAL BUFFER SECTION: TYPE 2
SCALE: 1:30



TYPICAL BUFFER SECTION: TYPE 3
SCALE: 1:30



BUFFERS

	PERIMETER BUFFER TYPE 2: 15' WIDTH, 3,338 TOTAL LF REQUIRED: 3 CANOPY TREES PER 100 LF 1 UNDERSTORY TREE PER 100 LF 50 SHRUBS PER 100 LF 6' FENCE PROVIDED: SEE SHEET ENLARGEMENTS
	PERIMETER BUFFER TYPE 3: 25' WIDTH, 3,884 TOTAL LF REQUIRED: 4 CANOPY TREES PER 100 LF 2 UNDERSTORY TREES PER 100 LF 60 SHRUBS PER 100 LF 6' WALL (6' FENCE PER ZONING) PROVIDED: SEE SHEET ENLARGEMENTS
	PERIMETER BUFFER TYPE 4: 50' WIDTH, 517 TOTAL LF REQUIRED: 8 CANOPY TREES PER 100 LF 4 UNDERSTORY TREES PER 100 LF CONTINUOUS HEDGE 3' WALL + 5' BERM (6' FENCE PER ZONING) EX. VEGETATION TO SATISFY REQUIREMENT
	STREET BUFFER - REDFORD PLACE DRIVE (COLLECTOR): 20' WIDTH, 2,037 LF OF FRONTAGE REQUIRED: 1 STREET TREE EVERY 50 LF OF FRONTAGE 2,037 LF OF FRONTAGE / 50' = 41 TREES 9 CANOPY TREES 33 EXISTING CANOPY TREES TO COUNT TOWARD REQUIREMENT

STREET TREES

REQUIRED: 1 STREET TREE EVERY 40 LF OF FRONTAGE
CARVED STONE CT REQUIRED: 918 LF OF FRONTAGE / 40' = 23 TREES PROVIDED: 28 TREES
CALAVERA WAY REQUIRED: 554 LF OF FRONTAGE / 40' = 14 TREES PROVIDED: 14 TREES
GRANITE KNOLL CT REQUIRED: 1,722 LF OF FRONTAGE / 40' = 43 TREES PROVIDED: 46 TREES
STONE OVERLOOK REQUIRED: 292 LF OF FRONTAGE / 40' = 7 TREES PROVIDED: 7 TREES
WATER NEST DR REQUIRED: 704 LF OF FRONTAGE / 40' = 18 TREES PROVIDED: 18 TREES
TREE MOSS CT REQUIRED: 1,660 LF OF FRONTAGE / 40' = 41 TREES PROVIDED: 48 TREES
QUARRY POND CT REQUIRED: 1,528 LF OF FRONTAGE / 40' = 38 TREES PROVIDED: 39 TREES
ZANNING DRIVE REQUIRED: 264 LF OF FRONTAGE / 40' = 7 TREES PROVIDED: 7 TREES
LONG MELFORD DRIVE REQUIRED: 6,800 LF OF FRONTAGE / 40' = 170 TREES PROVIDED: 171 TREES

PARKING AREAS

PARKING LOT 'A' REQUIRED: PERIMETER SHRUBS 3' O.C. ROADWAY SCREENING 42 SHRUBS PROVIDED: 25 TREES
REQUIRED: 1 TREE / 150 SF OF PARKING ISLANDS 1,669 SF PARKING ISLANDS = 11 TREES PROVIDED: 12 TREES
PARKING LOT 'B' REQUIRED: PERIMETER SHRUBS 3' O.C. ROADWAY SCREENING 25 SHRUBS PROVIDED: 25 SHRUBS
PARKING LOT 'C' REQUIRED: PERIMETER SHRUBS 3' O.C. ROADWAY SCREENING 21 SHRUBS PROVIDED: 21 SHRUBS

PLANT SCHEDULE: BUFFERS

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT
	AS	40	Acer saccharum	Sugar Maple	2" MIN.	8' MIN.
	QN	57	Quercus nuttallii	Nuttall Oak	2" MIN.	8' MIN.
	UP	40	Ulmus parvifolia	Lacebark Elm	2" MIN.	8' MIN.
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT
	CC	17	Cercis canadensis	Eastern Redbud	1" MIN.	8' MIN.
	MS	40	Magnolia stellata	Star Magnolia	1" MIN.	8' MIN.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR
	AG	572	Abelia x grandiflora	Glossy Abelia	18-24"	18-24"
	IC	408	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18-24"	18-24"
	IR	266	Ilex crenata 'Rotundifolia'	Japanese Holly	18-24"	18-24"
	IG	272	Ilex glabra	Inkberry Holly	18-24"	18-24"
	IV	512	Ilex vomitoria 'Nana'	Dwarf Yaupon	18-24"	18-24"
	LC	102	Loropetalum chinense	Chinese Fringe Flower	18-24"	18-24"

PLANT SCHEDULE: STREET TREES AND PARKING

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND
	AS	95	Acer saccharum	Sugar Maple	2" MIN.	8' MIN.
	KP	6	Koeleruteria paniculata	Golden Rain Tree	2" MIN.	8' MIN.
	PS	92	Pistacia chinensis	Chinese Pistache	2" MIN.	8' MIN.
	QF	10	Quercus falcata	Southern Red Oak	2" MIN.	8' MIN.
	QN	91	Quercus nuttallii	Nuttall Oak	2" MIN.	8' MIN.
	UP	66	Ulmus parvifolia	Lacebark Elm	2" MIN.	8' MIN.
	ZS	66	Zelkova serrata	Sawleaf Zelkova	2" MIN.	8' MIN.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND
	AG	42	Abelia x grandiflora	Glossy Abelia	18-24"	18-24"
	IV	46	Ilex vomitoria 'Nana'	Dwarf Yaupon	18-24"	18-24"

REPLACEMENT TREES

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND
	AS	32	Acer saccharum	Sugar Maple	2" MIN.	8' MIN.
	QF	10	Quercus falcata	Southern Red Oak	2" MIN.	8' MIN.



PER TOWN OF ROLESVILLE COMMENT

10/02/2023

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

INITIAL SUBMITTAL

08/01/2023

06/01/2023

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

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

PARKER RIDGE

82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

OVERALL LANDSCAPE PLAN

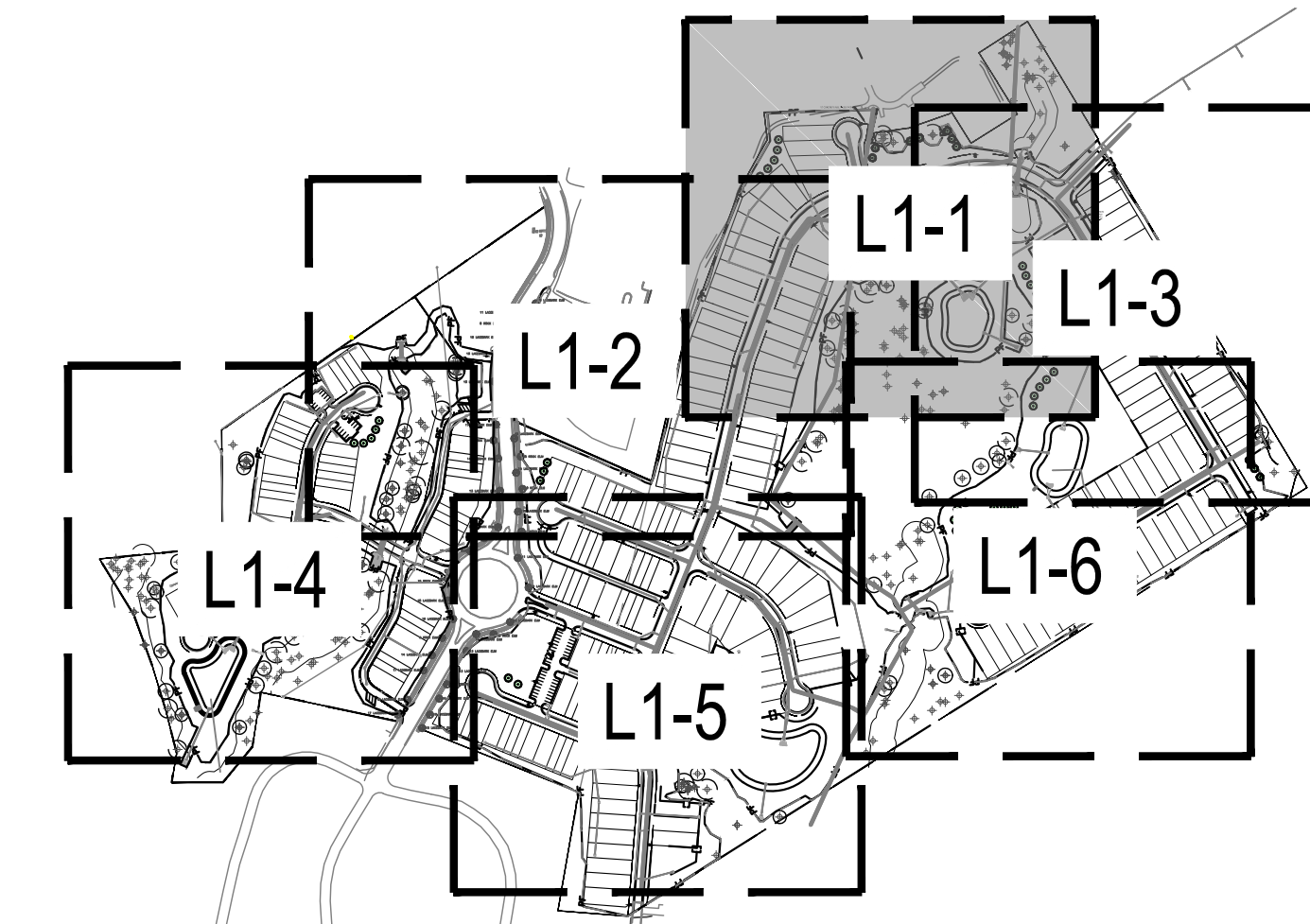
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FILE NUMBER: 8430-03

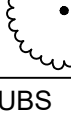
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L1-0

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L1-0 - LS PLAN.dwg Layout: L1-1 Plotted: 10/2/2023 3:22:56 PM

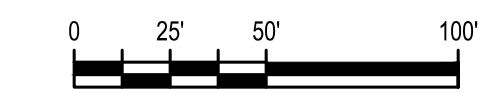


CANOPY TREES		COMMON NAME
2		Lacebark Elm
2		Nuttall Oak
2		Sugar Maple
UNDERSTORY TREES		COMMON NAME
2		Star Magnolia
SHRUBS		COMMON NAME
38		Dwarf Yaupon
25		Glossy Abelia
20		Japanese Holly

PLANT KEY	
CANOPY TREES	COMMON NAME
	Sugar Maple
	Golden Rain Tree
	Chinese Pistache
	Nuttall Oak
	Lacebark Elm
	Sawleaf Zelkova
SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon



STREET BUFFER (20' WID)



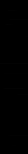
Know what's below.
Call before you dig.

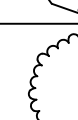


 NOT FOR CONSTRUCTION

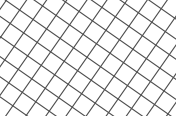
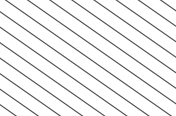
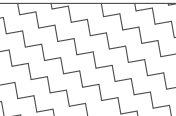
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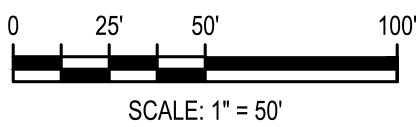
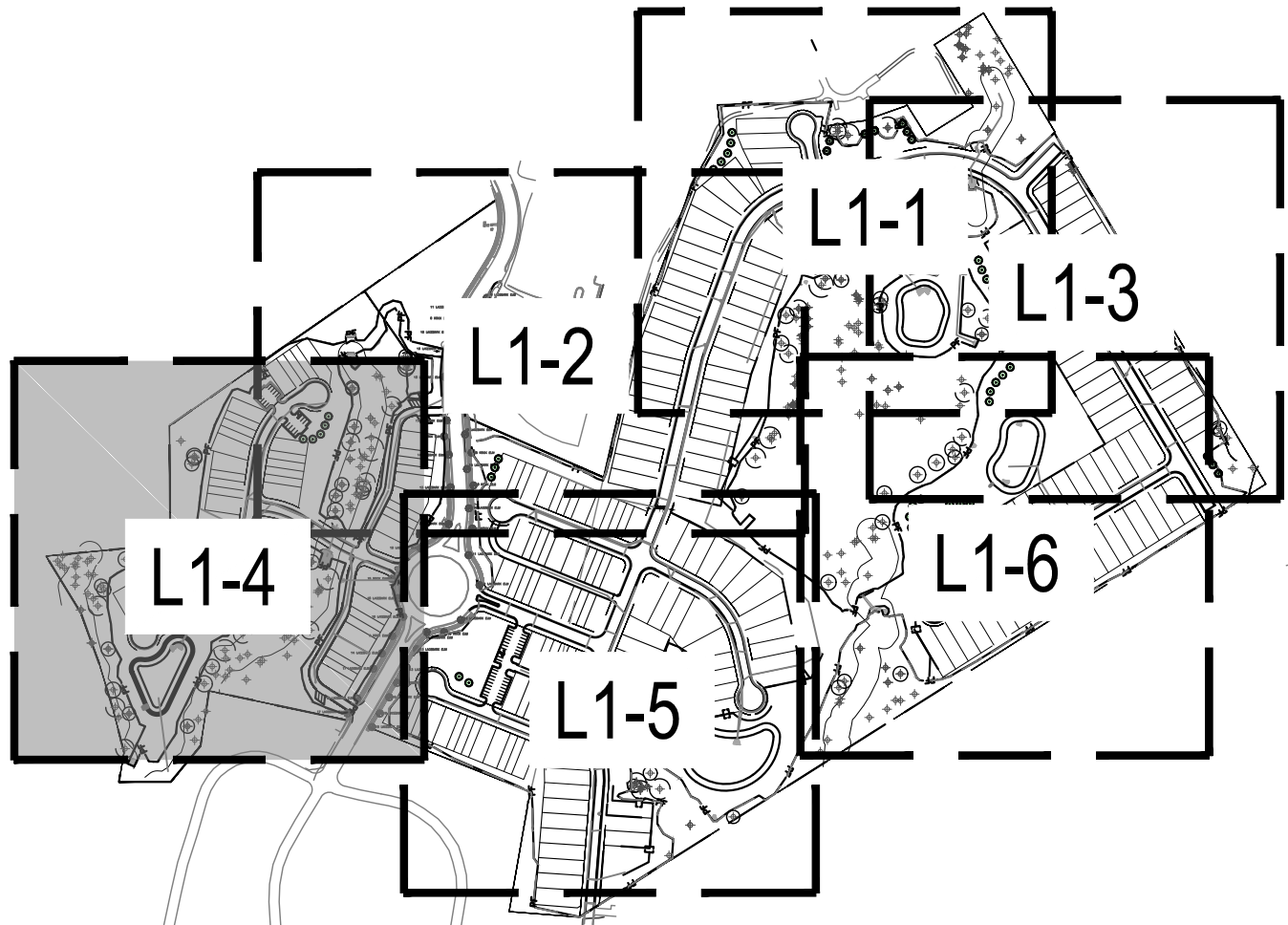
 DATE: 10/02/2010

 5440 WADE PARK BLVD, SUITE 102 WWW.BGEINC.COM NC LICENSE #C-4397 ©2023	DESIGNED BY:			
	DRAWN BY:		DF/JWM	
	REVIEWED BY:		DF	
			10/02/2023	PER TOWN OF ROLESVILLE COMMENT
			08/01/2023	PER TOWN OF ROLESVILLE COMMENT
			REV 06/01/2023	INITIAL SUBMITTAL

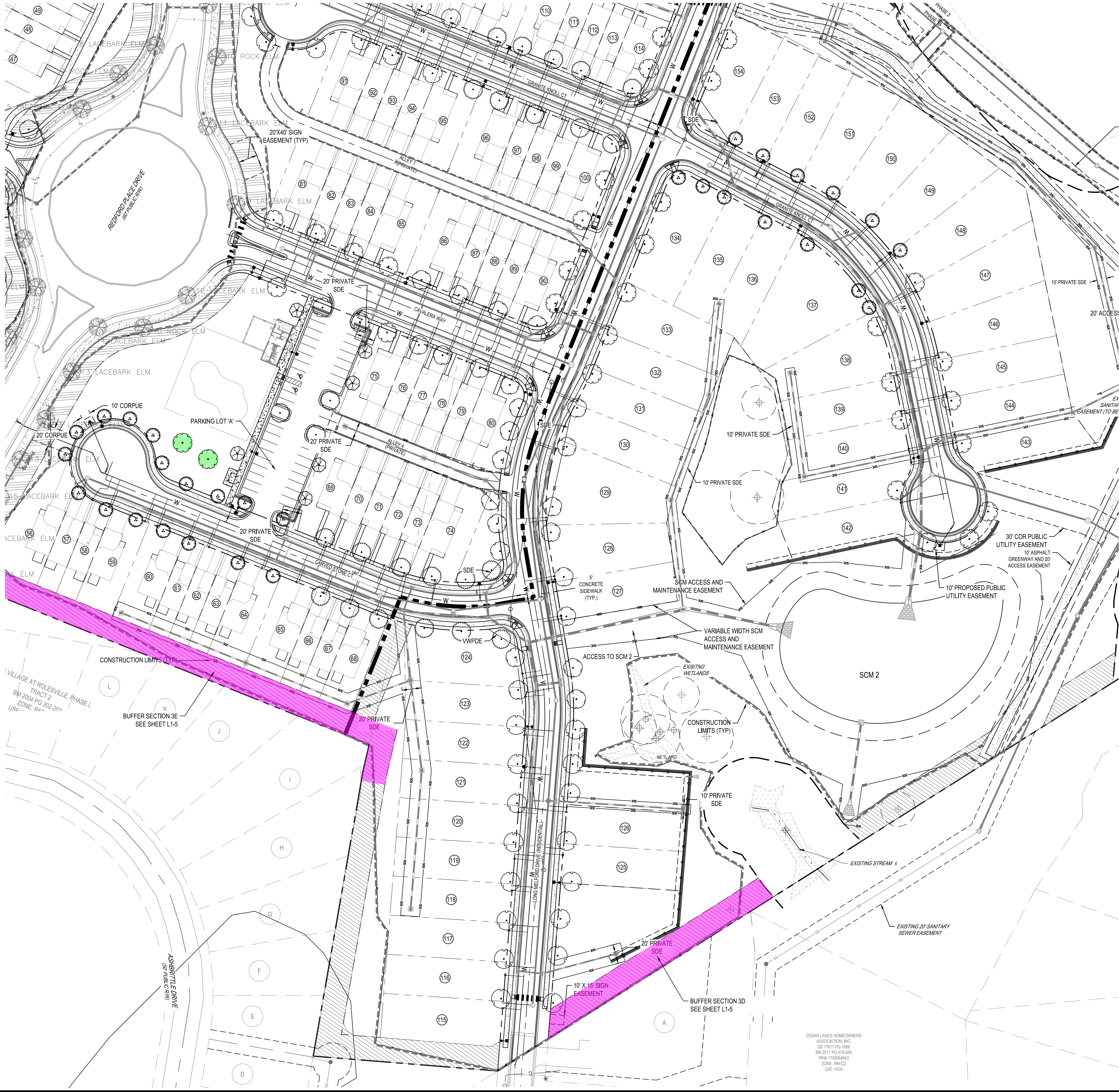
PLANT KEY	
CANOPY TREES	COMMON NAME
	Sugar Maple
	Golden Rain Tree
	Chinese Pistache
	Nuttall Oak
	Lacebark Elm
	Sawleaf Zelkova
SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon

LANDSCAPE BUFFERS

	PERIMETER BUFFER TYPE 2 (15' WIDTH)
	PERIMETER BUFFER TYPE 3 (25' WIDTH)
	PERIMETER BUFFER TYPE 4 (50' WIDTH)
	STREET BUFFER (20' WIDTH)



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Call before you dig.

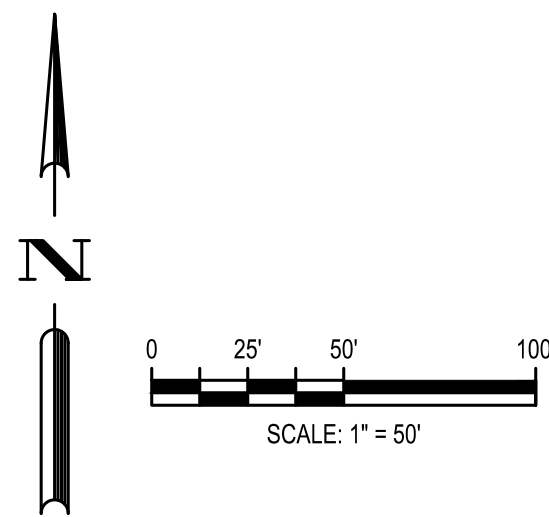
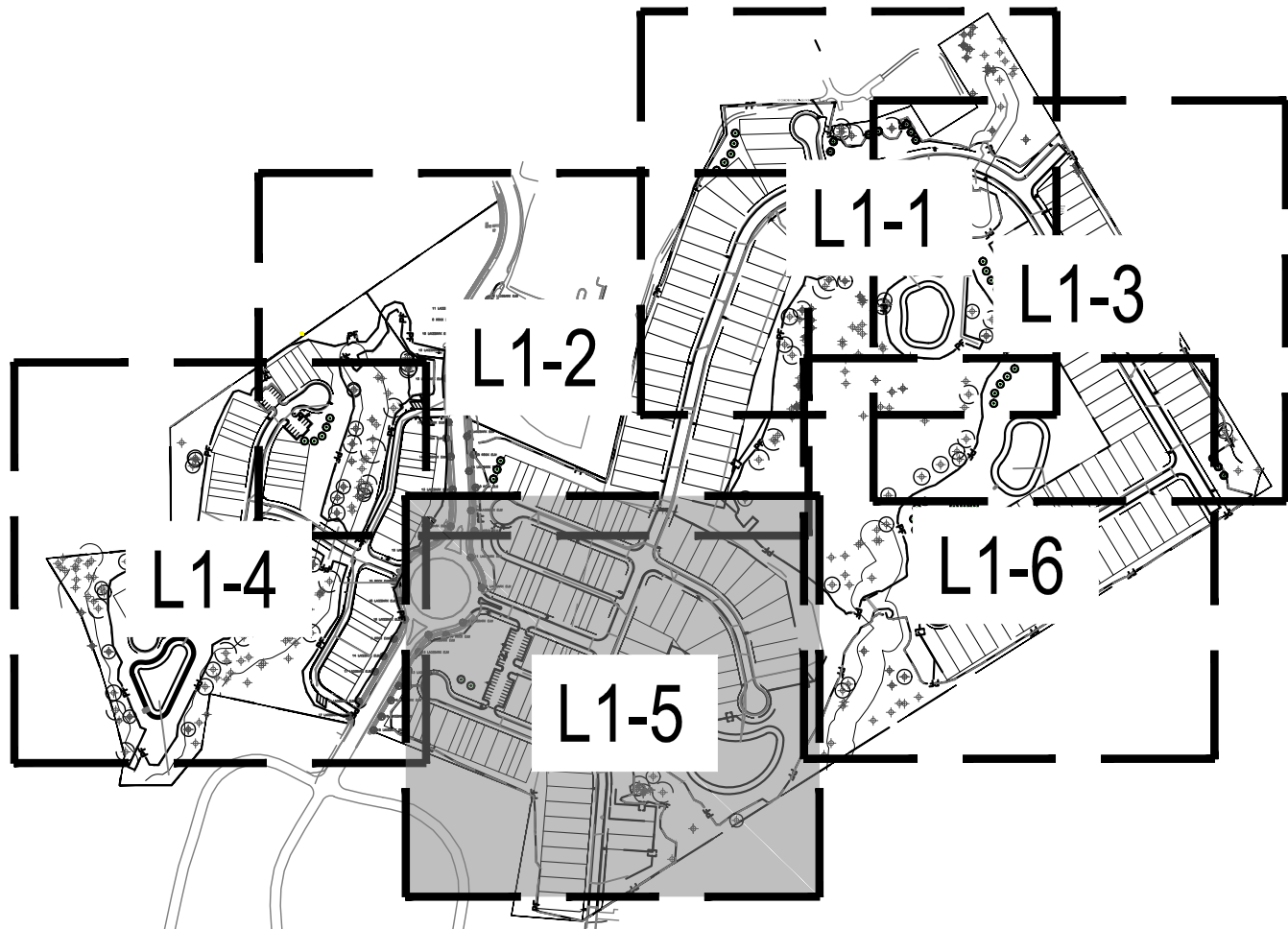


BUFFER SECTION 3D: 265 LF	
CANOPY TREES	COMMON NAME
3	Sugar Maple
5	Nuttall Oak
3	Lacebark Elm
UNDERSTORY TREES	
3	Eastern Redbud
3	Star Magnolia
SHRUBS	
37	Glossy Abelia
64	Dwarf Burford Holly
42	Inkberry Holly
16	Chinese Fringe Flower

BUFFER SECTION 3E: 506 LF	
CANOPY TREES	COMMON NAME
5	Sugar Maple
10	Nuttall Oak
5	Lacebark Elm
UNDERSTORY TREES	
5	Eastern Redbud
5	Star Magnolia
SHRUBS	
71	Glossy Abelia
121	Dwarf Burford Holly
81	Inkberry Holly
30	Chinese Fringe Flower

PLANT KEY	
CANOPY TREES	COMMON NAME
	Sugar Maple
	Golden Rain Tree
	Chinese Pistache
	Nuttall Oak
	Lacebark Elm
	Sawleaf Zelkova
SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon

LANDSCAPE BUFFERS	
	PERIMETER BUFFER TYPE 2 (15' WIDTH)
	PERIMETER BUFFER TYPE 3 (25' WIDTH)
	PERIMETER BUFFER TYPE 4 (50' WIDTH)
	STREET BUFFER (20' WIDTH)



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

PER TOWN OF ROLESVILLE COMMENT
10/02/2023
PER TOWN OF ROLESVILLE COMMENT
08/01/2023
INITIAL SUBMITTAL
06/01/2023
REV

LENAR
CORPORAION

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RALEIGH NC 27607
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NC LICENSE #C-4397

PARKER RIDGE

82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED LANDSCAPE
PLAN (5 OF 6)

NOT FOR
CONSTRUCTION

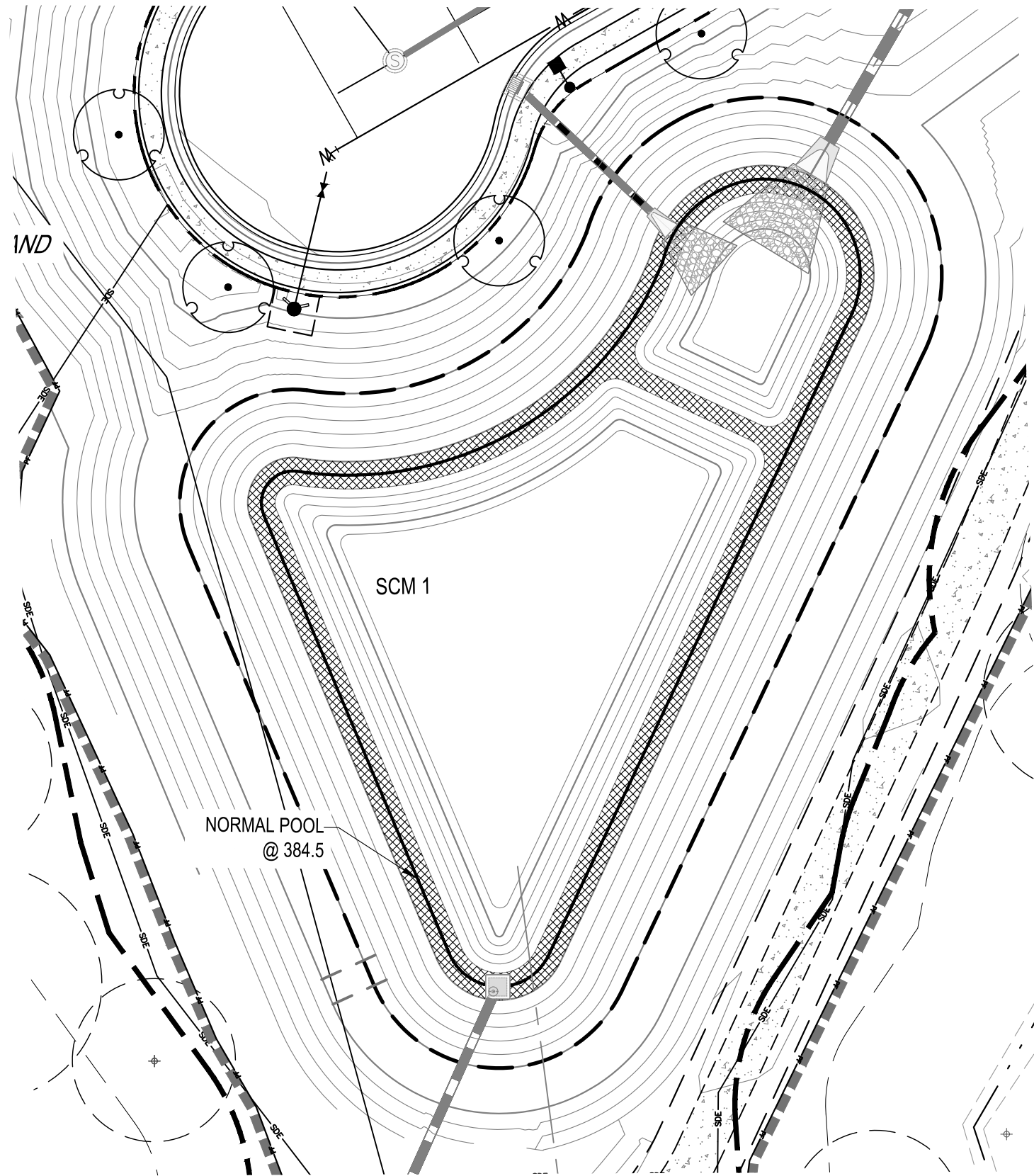
FILE NUMBER:
8430-03

DATE: 10/02/2023

No.1155
REGISTERED
LANDSCAPE ARCHITECT
STATE OF NORTH CAROLINA

L1-5

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SCM 1 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 384.5'

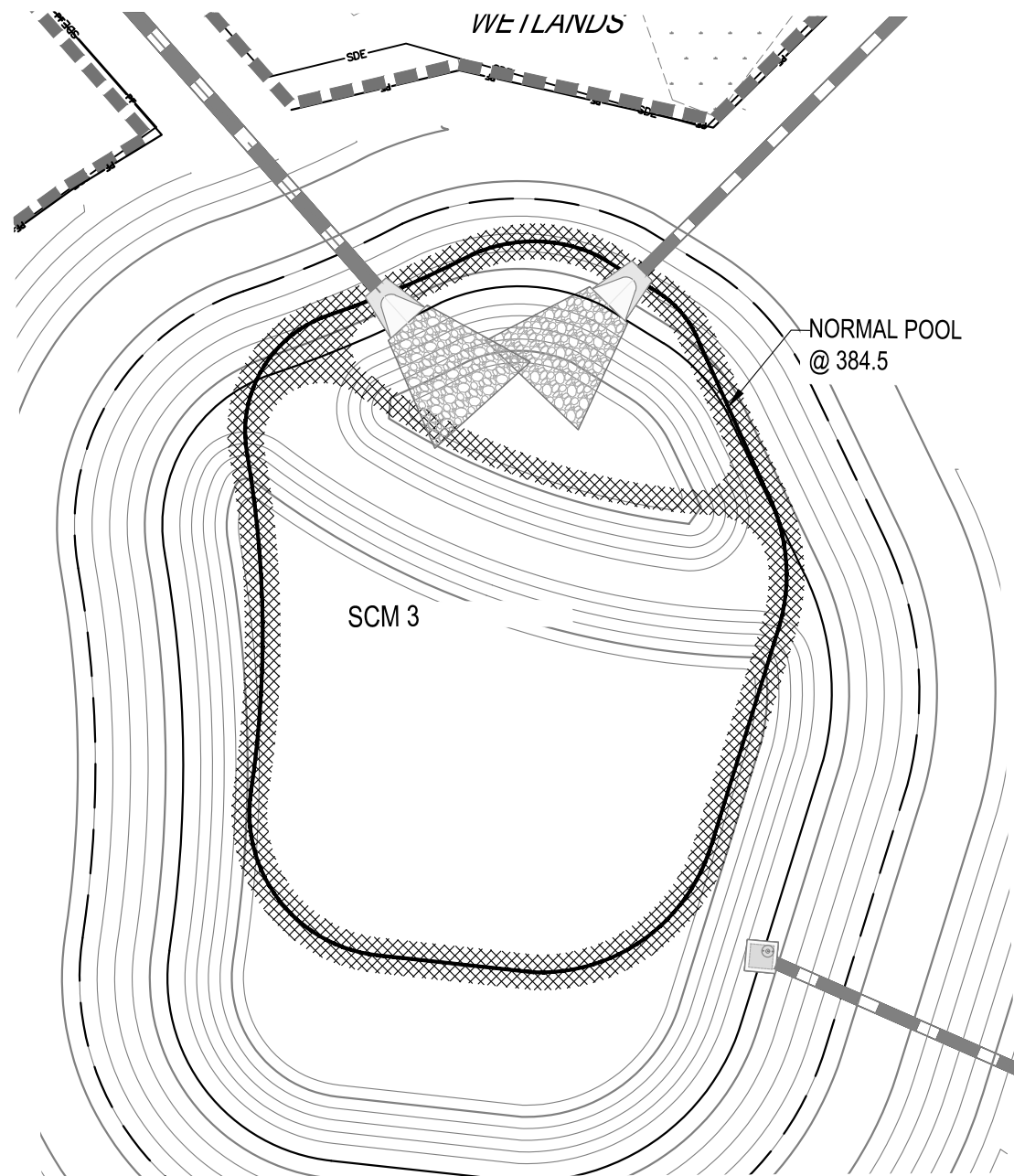
VEGETATED SHELFF: 3,065 S.F. (0.5' BELOW TO 0.5' ABOVE PERMANENT POND ELEV.)

REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 3,065 SF = 766 PLANTS
PROVIDED: (255) HC, (255) LC, (255) CT

SCM 1 PLANTING SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
HC	255	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
LC	255	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	255	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

VEGETATED SHELFF MIX



SCM 3 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 384.5'

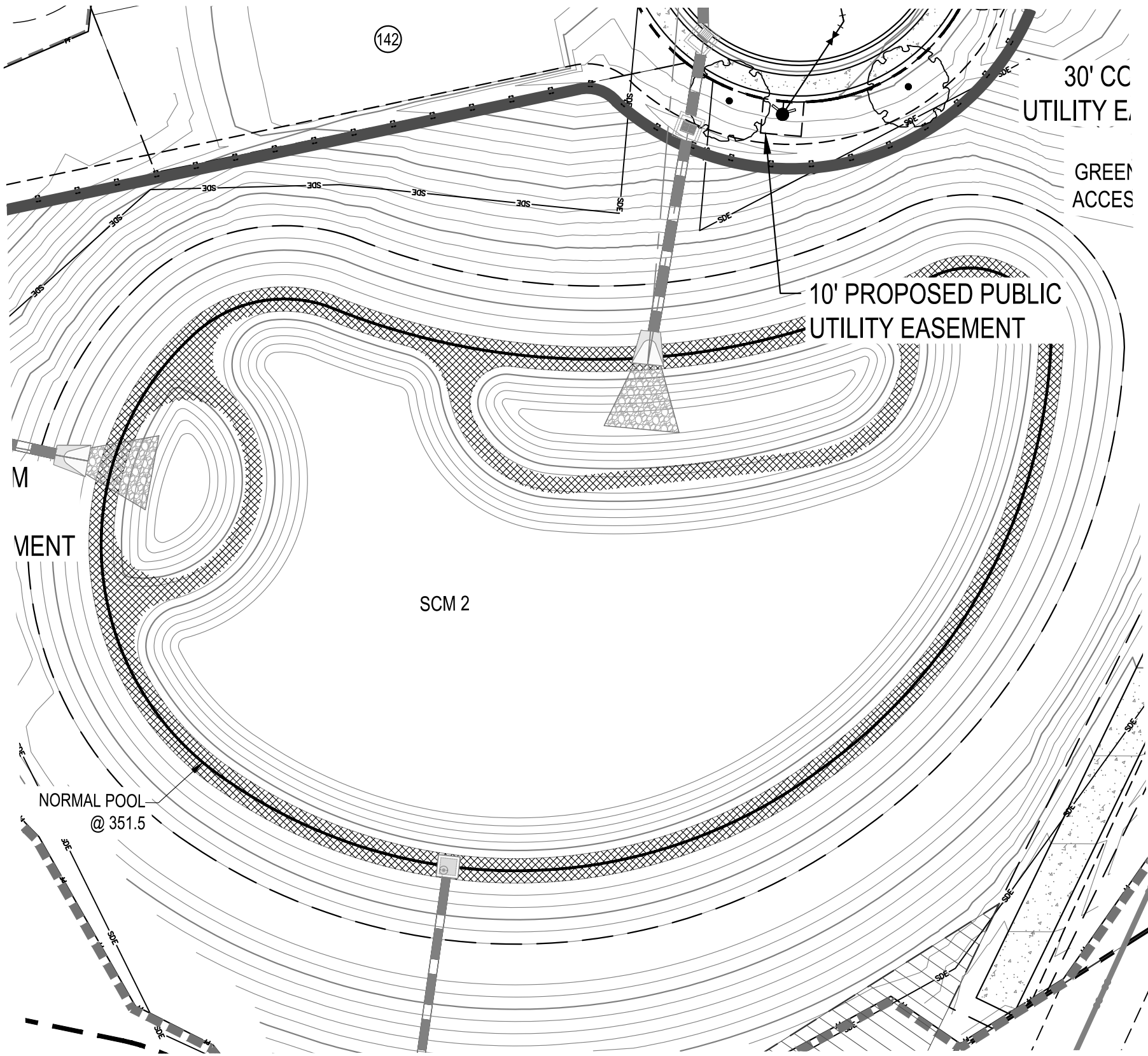
VEGETATED SHELFF: 2,574 S.F. (0.5' BELOW TO 0.5' ABOVE PERMANENT POND ELEV.)

REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 2,574 SF = 644 PLANTS
PROVIDED: (215) HC, (215) LC, (215) CT

SCM 3 PLANTING SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CON.
HC	215	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
LC	215	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	215	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

VEGETATED SHELFF MIX



SCM 2 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 351.5'

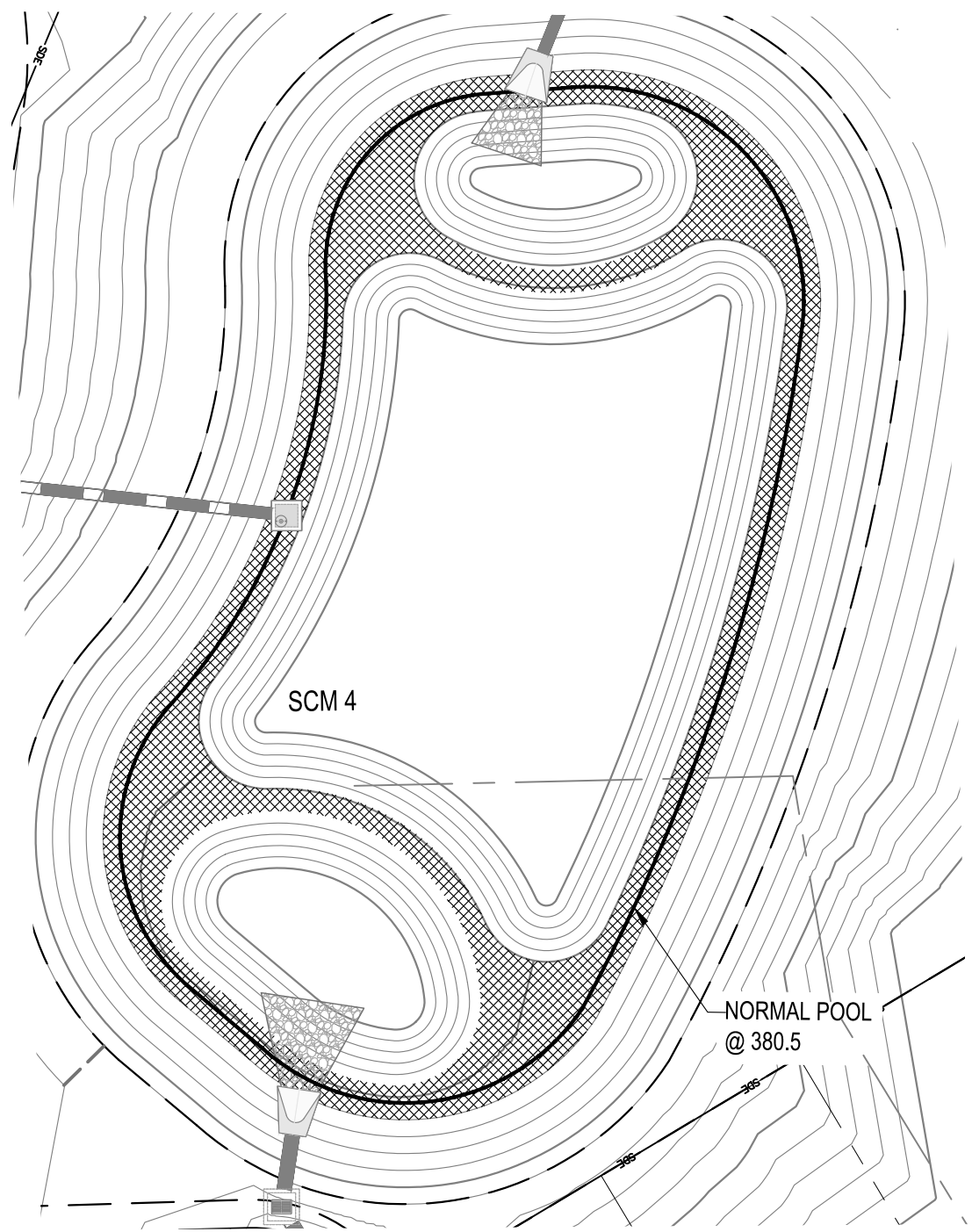
VEGETATED SHELFF: 5,108 S.F. (0.5' BELOW TO 0.5' ABOVE PERMANENT POND ELEV.)

REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 5,108 SF = 1,277 PLANTS
PROVIDED: (426) HC, (426) LC, (426) CT

SCM 2 PLANTING SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CON.
HC	426	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
LC	426	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	426	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

VEGETATED SHELFF MIX



SCM 4 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 380.5'

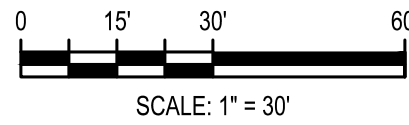
VEGETATED SHELFF: 4,398 S.F. (0.5' BELOW TO 0.5' ABOVE PERMANENT POND ELEV.)

REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 4,398 SF = 1,100 PLANTS
PROVIDED: (367) HC, (367) LC, (367) CT

SCM 4 PLANTING SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CON.
HC	367	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
LC	367	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	367	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

VEGETATED SHELFF MIX



NOTES:
TREES AND WOODY SHRUBS ARE NOT PERMITTED ON THE DAM OR EMBANKMENT SLOPES AND ANY VOLUNTEERS SHOULD BE REMOVED AS PART OF REGULAR MAINTENANCE ACTIVITIES.
TREES AND SHRUBS MAY BE PLANTED OUTSIDE OF EMBANKMENT SLOPES AND CLEAR FROM MAINTENANCE EASEMENT.



Know what's below.
Call before you dig.

PER TOWN OF ROLESVILLE COMMENT

PER TOWN OF ROLESVILLE COMMENT

INITIAL SUBMITTAL

10/02/2023

08/01/2023

06/01/2023

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

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

SCM PLANTINGS

NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03

DATE: 10/02/2023

L1-7

SEAL 026892

ENGINEER

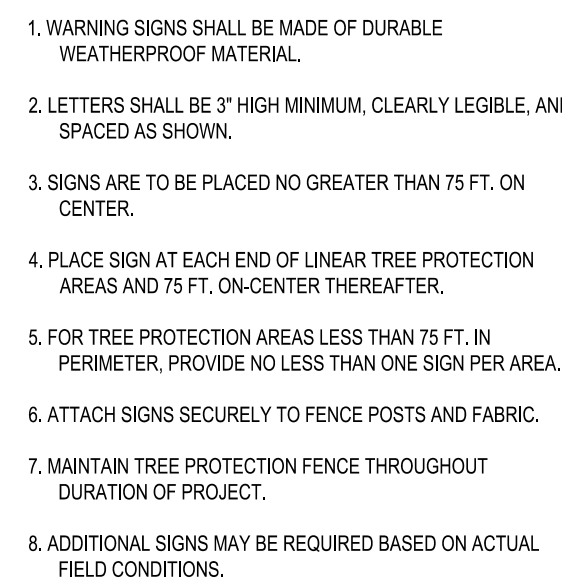
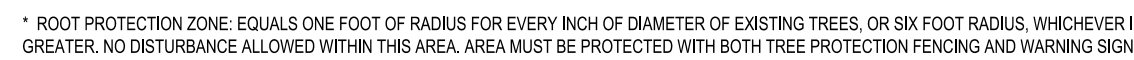
DEBRA M. FERN

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L1-7



1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



ACCEPTABLE CONDITION
(AS DELIVERED)



NOTE:
A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE CITY ARBORIST TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF CITY ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.



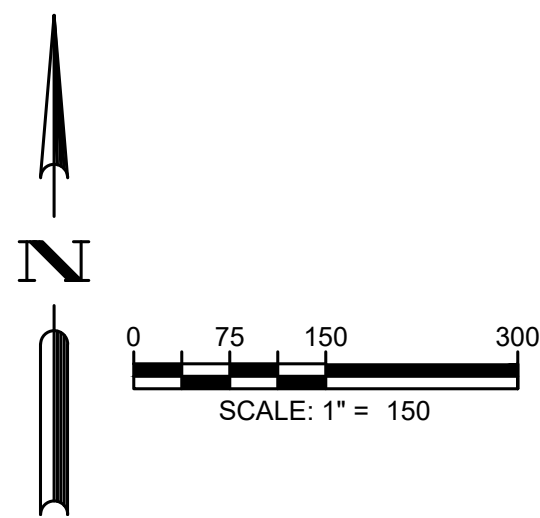
LEGEND

- PROPERTY / BOUNDARY LINE
- EASEMENT
- PROPOSED CURB AND GUTTER
- WETLANDS
- 50' STREAM BUFFER
- TREE PROTECTION FENCE
- LIMIT OF CONSTRUCTION
- EXISTING TREE CANOPY
- PROPOSED TREE CONSERVATION AREA
- EXISTING STREET TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE*

*NOTE: CRITICAL ROOT ZONE (1 FT FROM TREE TRUNK FOR EACH 1 INCH OF TREE DIAMETER)
ROOT ZONES SHOWN ONLY FOR TREES NEAR EDGE OF CONSTRUCTION LIMIT / PROTECTION FENCING.

TREE CONSERVATION DATA	
EXISTING TREE CANOPY AREA	71.73 AC
TREE CONSERVATION AREA REQUIRED (10% OF EXISTING TREE CANOPY AREA)	7.17 AC
TREE CONSERVATION AREA PROVIDED	18.68 AC (26.04%)

TREE REPLACEMENT		
QUALIFYING TREE REMOVED	DBH	REPLACEMENT
SWEET GUM	20 IN.	10 TREES X 2" CAL. = 20 IN.
SWEET GUM	20 IN.	10 TREES X 2" CAL. = 20 IN.
SWEET GUM	21 IN.	11 TREES X 2" CAL. = 22 IN.
RED OAK	19 IN.	10 TREES X 2" CAL. = 20 IN.



OVERALL TREE CONSERVATION PLAN

NOT FOR CONSTRUCTION

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L3-0

PARKER RIDGE

82 SCHOOL STREET

ROLESVILLE / NORTH CAROLINA / 27571

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NC LICENSE #C-4397

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DRAWN BY: DF/JWM

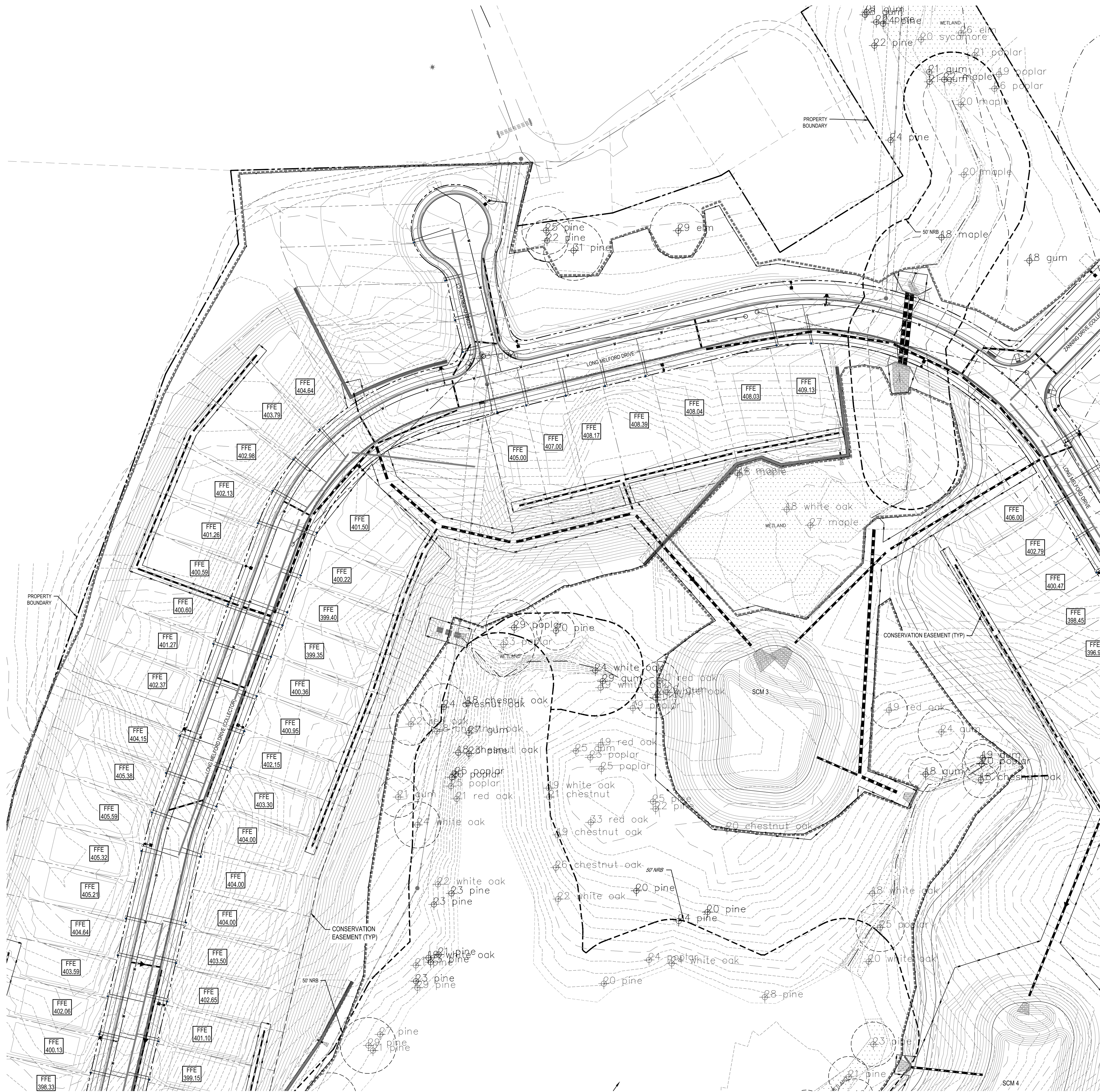
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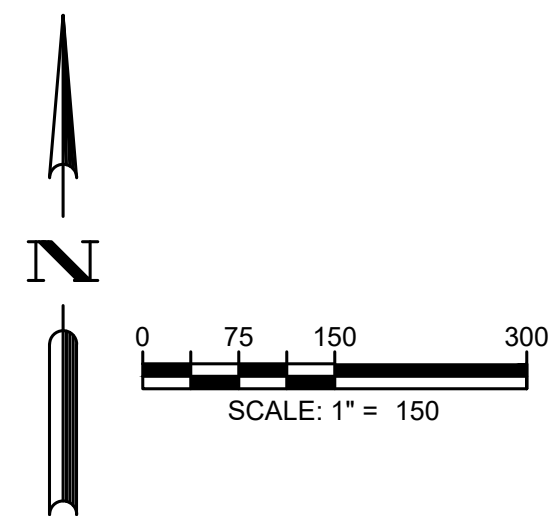
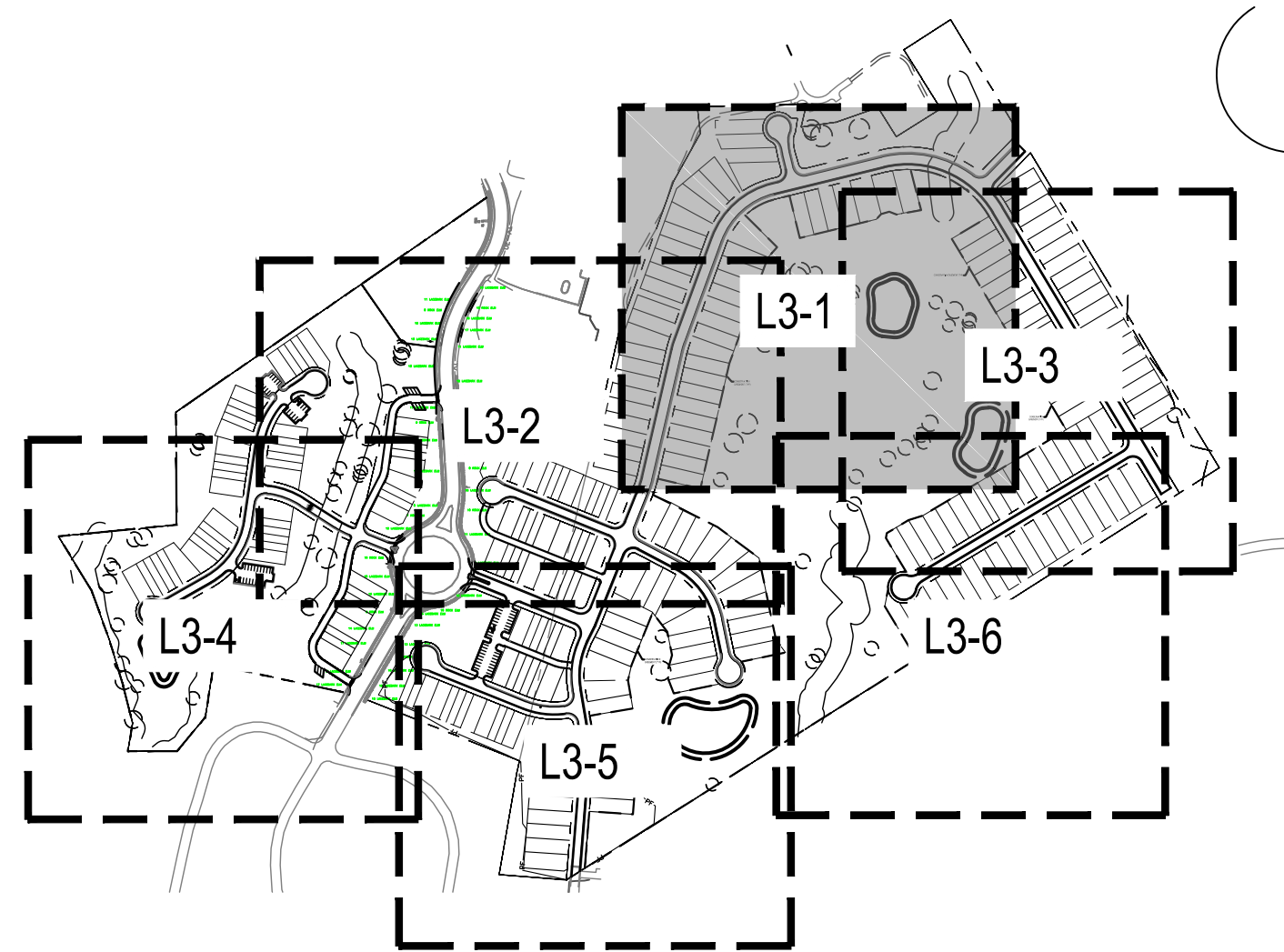
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LEGEND

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

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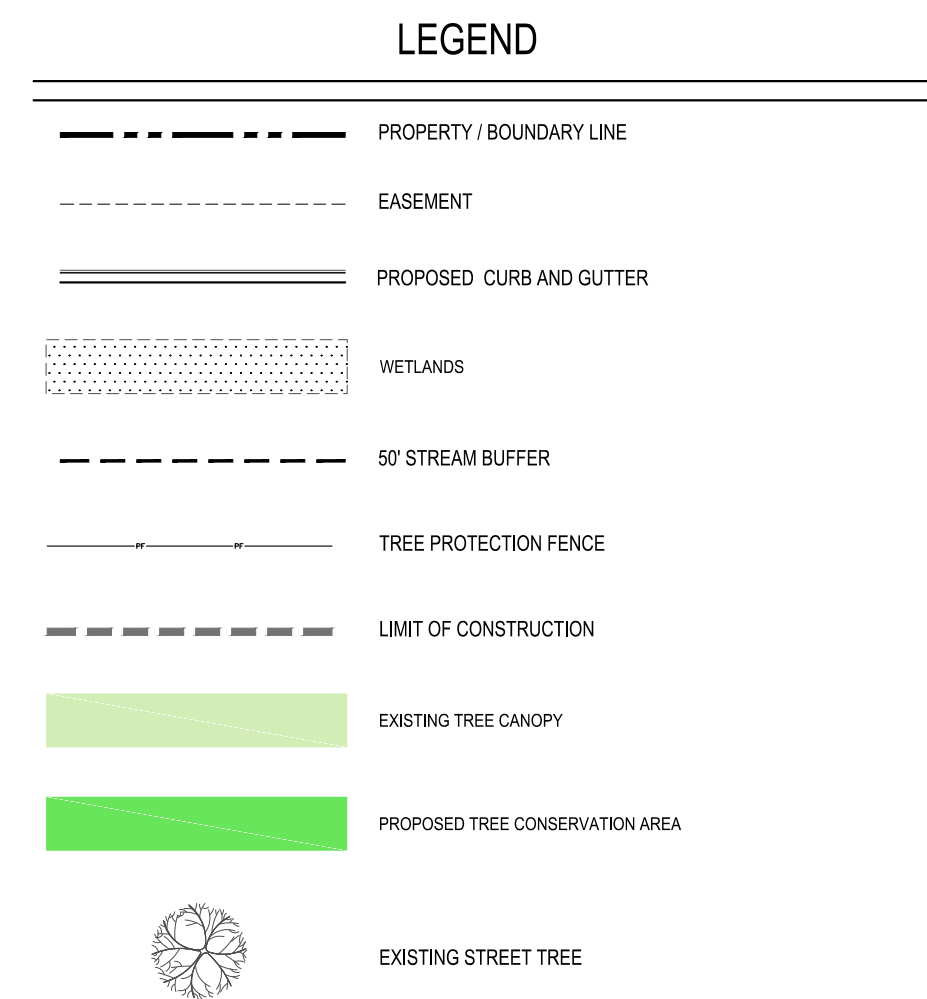
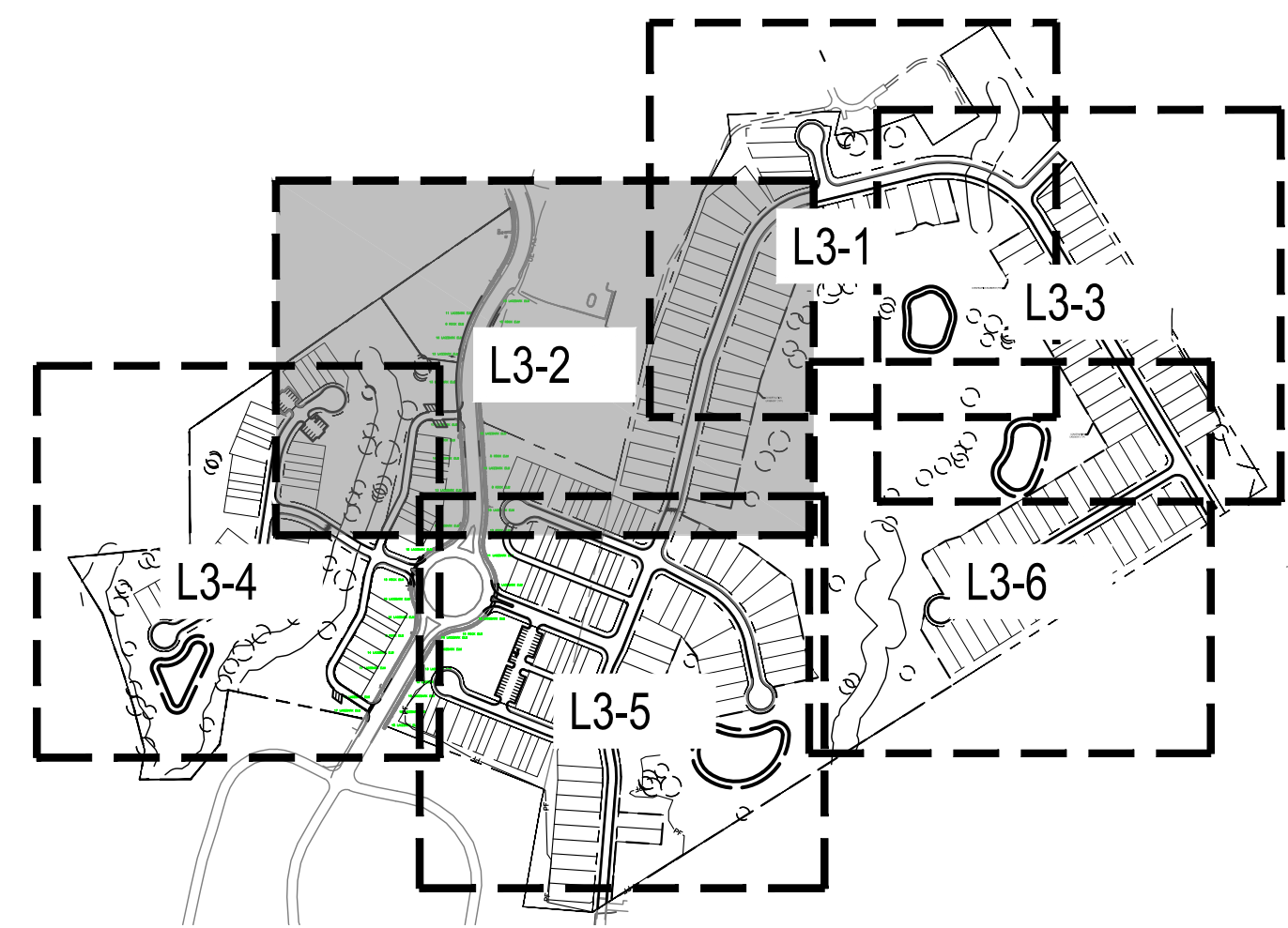
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ENLARGED TCA PLAN
(1 OF 6)

NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 10/02/2023
L3-1

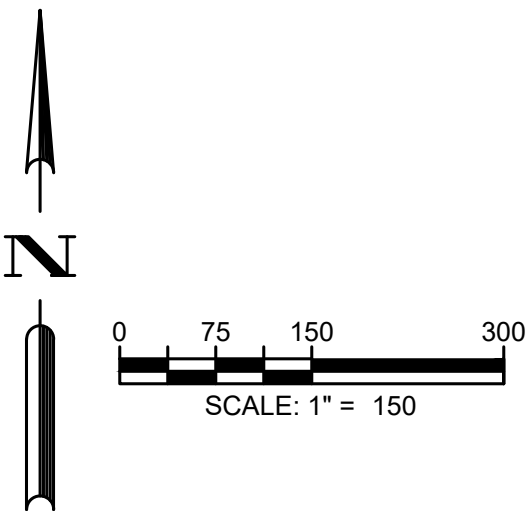
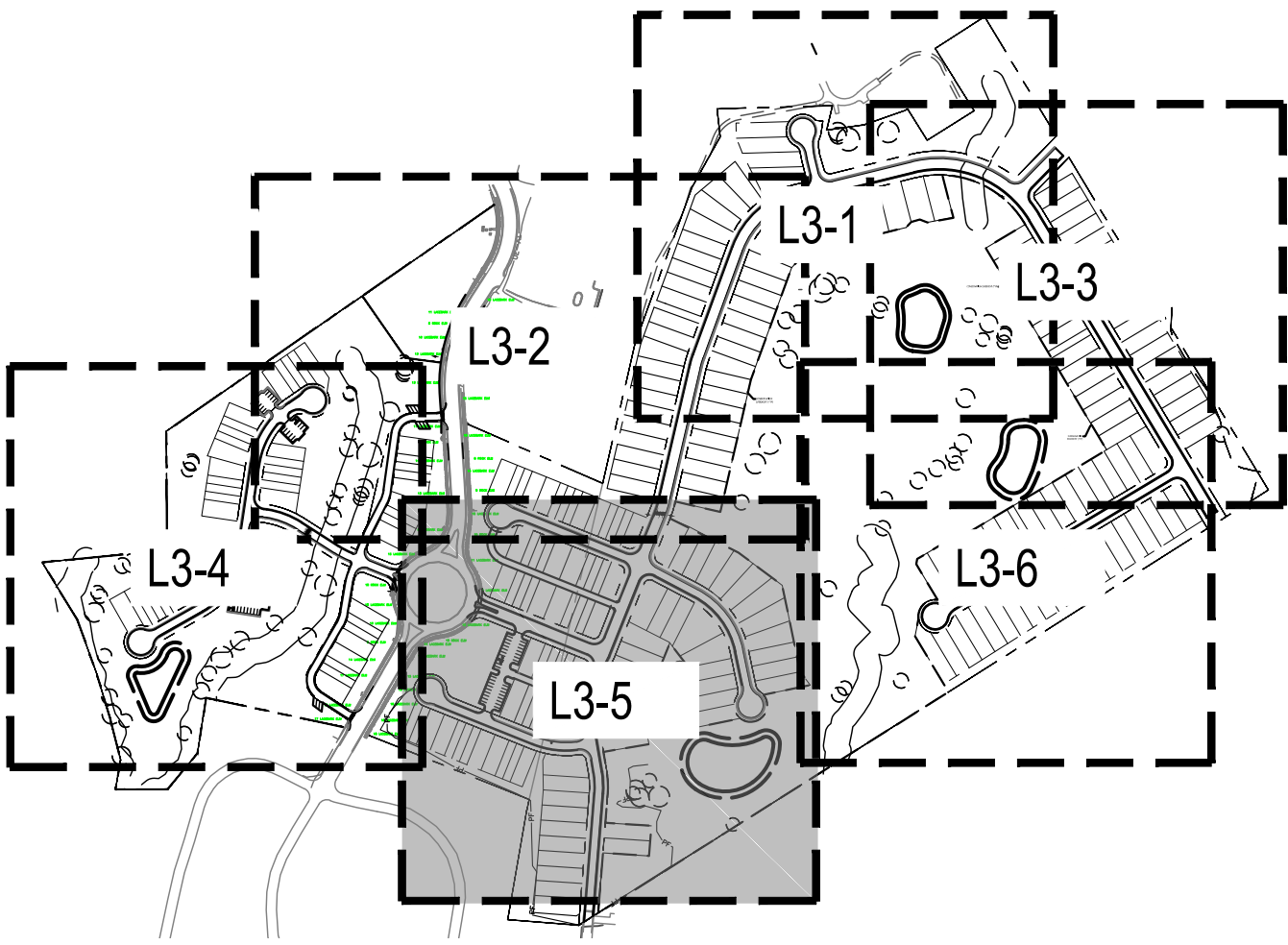


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LEGEND

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LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560			
PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571			
ENLARGED TCA PLAN (5 OF 6)			
 NOT FOR CONSTRUCTION FILE NUMBER: 8430-03 DATE: 10/02/2023			
L3-5			

