CONSTRUCTION RECORD DRAWINGS

PARKER RIDGE PHASE 1A

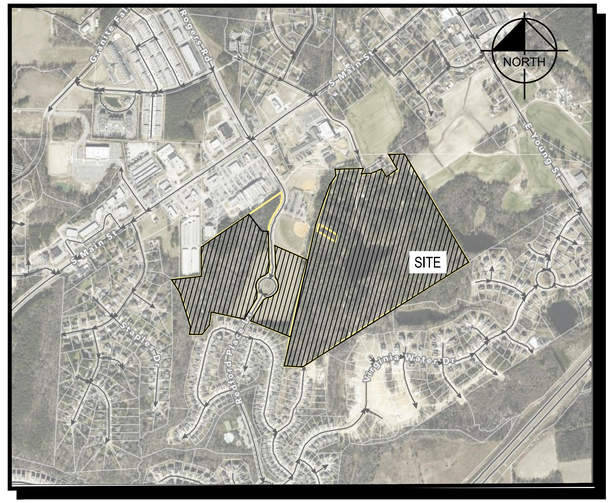
82 SCHOOL STREET
ROLESVILLE, NORTH CAROLINA 27571

1ST SUBMITTAL: 06/12/2025

PSP-23-02
CID-23-06

SHEET LIST TABLE

SHEET	SHEET TITLE
C0-0	COVER
C2-0	OVERALL SITE PLAN
C2-2	ENLARGED SITE PLAN (2 OF 6)
C2-4	ENLARGED SITE PLAN (4 OF 6)
C3-0	OVERALL UTILITY PLAN
C3-2	ENLARGED UTILITY PLAN (1 OF 2)
C3-4	ENLARGED UTILITY PLAN (2 OF 2)
C3-9	ACD SS SHEET (1 OF 2)
C3-10	ACD SS SHEET (2 OF 2)
C3-11	ACD WATER SHEET (1 OF 2)
C3-12	ACD WATER SHEET (2 OF 2)
~~C4-0~~	~~OVERALL GRADING PLAN~~
~~C4-1~~	~~ACD STORM SHEET (1 OF 2)~~
~~C4-2~~	~~ACD STORM SHEET (2 OF 2)~~
~~C4-3~~	~~STORM SEWER TABLE~~
C6-0	WATER NEST DRIVE PLAN & PROFILE
C6-1	TREE MOSS COURT PLAN & PROFILE
C6-2	ALLEY 2 PLAN AND PROFILE
C6-3	ALLEY 3 PLAN AND PROFILE



SITE LOCATION MAP
NOT TO SCALE

CONDITION NO. 13 OF ZONING CASE MA 22-03 WILL BE FULFILLED BY A PAYMENT IN LIEU OF CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN CONDITION NO. 13. THE ENGINEER'S OPINION OF THE PROBABLE CONSTRUCTION COST SHALL BE SUBMITTED TO THE TOWN PRIOR TO THE ISSUANCE OF THE 105TH BUILDING PERMIT. PAYMENT OF 125% OF THE PROBABLE CONSTRUCTION COST SHALL BE SUBMITTED BY THE ISSUANCE OF THE 138TH BUILDING PERMIT. THE AMOUNT PAID WILL BE FURTHER ADJUSTED BASED ON THE CONSUMER PRICE INDEX (CPI) CHANGE FROM THE TIME OF SUBMISSION OF THE ENGINEER'S OPINION OF THE PROBABLE CONSTRUCTION COST TO THE TIME OF PAYMENT.

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 5 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 1768-09-8727 (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 23-06.
"DEVELOPER" SHALL MEAN LENNAR CAROLINAS LLC, AND ITS SUCCESSORS AND ASSIGNS.

Water and Sewer Permits (If applicable)

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 # S-5439

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 # W-4107

ENGINEER CERTIFICATION STATEMENT
I, _____, AS A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA, HAVING BEEN AUTHORIZED TO OBSERVE (___ PERIODICALLY, ___ WEEKLY, ___ FULL time) THE CONSTRUCTION OF THE PROJECT, _____, HEREBY STATE THAT, TO THE BEST OF MY ABILITIES, DUE CARE AND DILIGENCE WAS USED IN THE OBSERVATION OF THE CONSTRUCTION SUCH
THAT BY MY INSPECTION OF THE CONSTRUCTED IMPROVEMENTS AND MY REVIEW OF THE AS-BUILT SURVEY DATA, I HEREBY CERTIFY THAT THE (1)PUBLIC IMPROVEMENTS, (2) PRIVATE IMPROVEMENTS, AND (3) PUBLIC SAFETY OF THE ABOVE REFERENCED PROJECT AS CONSTRUCTED ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE IMPROVEMENTS AS PRESCRIBED IN THE APPROVED CONSTRUCTION DRAWINGS, APPROVED DESIGN DOCUMENTS, AND/OR ANY APPROVED MODIFICATIONS, EXCEPT AS NOTED IN RED ON THE 'AS-BUILT' DRAWINGS. FURTHERMORE, I CERTIFY THAT THE RED-NOTED EXCEPTIONS DO NOT ADVERSELY AFFECT THE REQUIRED PERFORMANCE OR PUBLIC SAFETY ASPECTS OF
THE IMPROVEMENTS.
NAME: Debra Ferm DATE: 6-12-25
NCPE SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 028892 DEBRA M. FERM

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

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 CONTACT: MICHAEL TAYLOR, PE LEED AP	BGE, INC 5438 WADE PARK BOULEVARD SUITE 420 RALEIGH, NORTH CAROLINA 27607 (919) 276-0111 CONTACT: DEBRA FERM, P.E.	JOHNSON, MIRMIRAN & THOMPSON, INC. 9201 ARBORETUM PARKWAY SUITE 310 RICHMOND, VA 23236 (804) 267-1258 CONTACT MICHAEL ZMUDA, L.S., P.S.	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE SUITE 102 CARY, NC 27511 (919) 460-2024 CONTACT: JAMES WHITACRE, P.E., L.S.

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		

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

BGE
5438 WADE PARK BLVD. SUITE 420
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397

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

PARKER RIDGE RECORD DRAWINGS
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

COVER

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 028892 ENGINEER DEBRA M. FERM
6-12-25

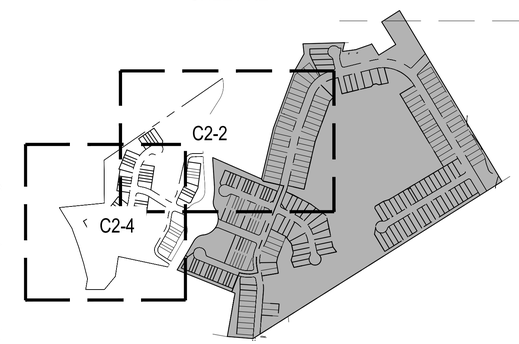
FILE NUMBER: 8430-03
DATE: 6/12/2025
C0-0

G:\INCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\C0-0 - COVR PH1A - RECORD.dwg Layout: C0-0 COVER Plotted: 6/12/2025 4:51:56 PM

LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED ACCESSIBLE RAMP
- PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- PROPOSED ASPHALT MULTI-USE PATH
- PROPOSED EASEMENT
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED PHASELINE
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- TREE TO PRESERVE
- SIGHT DISTANCE TRIANGLE
- SINGLE FAMILY LOT
- OPEN SPACE
- PERIMETER BUFFER
- NEUSE RIVER BUFFER

SHEET KEY



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	72°50'50"	300.00'	381.42'	S67°20'50"E	356.25'
C2	56°09'00"	230.00'	225.40'	N48°09'20"E	216.49'
C3	7°01'20"	230.00'	28.19'	N16°34'10"E	28.17'
C4	8°48'40"	230.00'	35.37'	N17°27'50"E	35.33'
C5	31°30'10"	230.00'	126.46'	N6°07'00"E	124.87'
C6	14°12'10"	230.00'	57.02'	N2°32'00"W	56.87'
C7	31°38'20"	230.00'	127.00'	N83°57'00"W	125.40'
C8	50°27'50"	230.00'	202.57'	N36°55'00"W	196.09'
C9	21°06'20"	150.00'	55.25'	N3°13'00"W	54.94'
C10	24°05'30"	230.00'	96.71'	N69°26'20"W	96.00'
C11	10°41'20"	230.00'	42.91'	N62°44'10"W	42.84'
C12	51°53'10"	230.00'	208.28'	N34°27'30"E	201.24'
C13	47°15'10"	230.00'	189.68'	N32°08'30"E	184.35'
C14	90°00'00"	50.00'	78.54'	N23°07'50"W	70.71'
C15	12°15'00"	100.00'	21.38'	S15°47'40"W	21.34'
C16	20°26'50"	100.00'	35.69'	S19°53'30"W	35.50'
C17	86°45'50"	50.00'	75.72'	S13°15'50"E	68.69'
C18	81°30'30"	50.00'	71.13'	N48°38'20"E	65.28'
C19	18°57'20"	100.00'	33.08'	N17°21'40"E	32.93'
C20	4°55'20"	100.00'	8.59'	N24°22'40"E	8.59'
C21	15°42'20"	50.00'	13.70'	N75°59'00"W	13.66'

LINE TABLE

LINE	LENGTH	DIRECTION
L1	342.55	N4° 34' 11.00"E
L2	133.83	N9° 38' 02.77"W
L3	337.55	N21° 52' 07.57"E
L4	142.62	N21° 52' 07.57"E
L5	375.19	N13° 03' 30.96"E
L6	310.99	N20° 04' 51.30"E
L7	322.73	N76° 13' 49.66"E
L8	963.87	S30° 55' 22.00"E
L9	34.09	S80° 13' 50.62"W
L10	433.61	N68° 07' 52.39"W
L11	390.26	S68° 06' 51.46"E
L12	45.00	N11° 59' 04.67"W
L13	40.14	N12° 03' 01.98"W
L14	111.22	N11° 41' 07.91"W
L15	170.59	N62° 08' 53.42"W
L16	399.13	N68° 07' 52.43"W
L17	69.76	S22° 56' 22.78"W
L18	91.10	N13° 46' 10.34"W
L19	14.90	N7° 20' 09.54"E
L20	143.78	N68° 04' 53.33"W

LINE TABLE

LINE	LENGTH	DIRECTION
L21	119.89	N57° 23' 34.67"W
L22	49.98	N81° 29' 03.27"W
L23	231.99	N60° 24' 04.81"E
L24	98.14	N8° 30' 56.73"E
L25	128.99	N8° 30' 56.73"E
L26	98.04	N55° 46' 03.97"E
L27	826.29	S59° 04' 38.00"W
L28	165.31	N44° 21' 49.14"E
L29	350.44	N68° 07' 52.43"W
L30	16.23	N21° 52' 07.57"E
L31	41.74	S21° 55' 06.67"W
L32	85.49	S9° 40' 05.66"W
L33	142.88	S30° 07' 00.00"W
L34	135.73	S56° 38' 47.00"E
L35	106.06	N89° 23' 34.38"E
L36	157.53	N7° 53' 02.26"E
L37	71.28	N21° 55' 06.67"E
L38	91.93	N26° 50' 23.21"E
L39	40.40	N83° 50' 08.38"W
L40	171.05	N68° 07' 52.43"W

ABBREVIATION LEGEND

PB	PERIMETER BUFFER
NRB	NEUSE RIVER BUFFER
OS	OPEN SPACE
SDE	STORM DRAINAGE EASEMENT

0 75 150 300
SCALE: 1" = 150

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

REV	DATE	DESCRIPTION

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

BCE
5438 WADE PARK BLVD, SUITE 420
RALEIGH NC 27607
WWW.BGENC.COM
NC LICENSE #C-4397
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LENNAR CORPORTAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE RECORD DRAWINGS
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

OVERALL SITE PLAN

NORTH CAROLINA PROFESSIONAL SEAL 022892 ENGINEER DEBRA M. FERN
6-12-25

FILE NUMBER: 8430-03
DATE: 6/12/2025
C2-0

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\C3-0 - SITE-PLAN - RECORD.dwg Layout: C2-0 OVERALL SITE PLAN Plotted: 6/12/2025 4:08:01 PM

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 ASPHALT MULTI-USE PATH
- PROPOSED EASEMENT
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED PHASELINE
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- TREE TO PRESERVE
- SIGHT DISTANCE TRIANGLE

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1993 PG 1381
PIN# 1758895219
ZONE: R&PUD
USE: NBHD S/C

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

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1995 PG 1400
PIN# 1758892038

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

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 2006 PG 1022
PIN# 1758882842
ZONE: R&PUD
USE: BUSINESS

REDFORD PLACE DRIVE (90' PUBLIC R/W)

PROPOSED 10' ASPHALT GREENWAY WITH 20' EASEMENT

PROPOSED MULTIUSE PATH EASEMENT

EXTENT OF FLOOD PRONE SOIL PER WAKE GIS

EXISTING STREAM 1

EXISTING 30' COR PUBLIC UTILITY EASEMENT

PROPOSED DOG PARK 9,100 SF

PROPOSED 10' CORPUE

PROPOSED 24' ROW

DOUBLE GATE AT PARK ENTRANCE (TYP)

PROPOSED ANGLED PARKING

WHEEL STOPS

20' PUBLIC SDE

TYPE 1 MODIFIED DIRECTIONAL RAMP (TYP OF 2)

10' ASPHALT GREENWAY AND 20' PUBLIC GREENWAY EASEMENT

END CURB AND GUTTER (TYP BOTH SIDES)

PROPOSED VARIABLE WIDTH 30' ZONE 1 ENCOMPASS R EASEMENT

GREENWAY CROSSWALK

EXISTING 30' CORPUE

END CURB HERE

6' CONCRETE SIDEWALK

EXISTING SIDEWALK TO REMAIN

TYPE 1 MODIFIED RAMPS (TYP OF 4)

END CURB HERE (TYP BOTH SIDES)

MONOLITHIC MOUNTABLE ISLAND

30' ZONE 1 NRB

OS #5 0.85 AC

OS #6 1.12 AC

MATCHLINE C2-2
MATCHLINE C2-5

MATCHLINE C2-2
MATCHLINE C2-1

10' PRIVATE SDE

15' TYPE 2 PERIMETER BUFFER

PROPERTY BOUNDARY

20' PRIVATE ACCESS EASEMENT

LONG MEADOW DRIVE (COLLECTOR)

35' B-B

60' ROW

2.5' VALLEY CURB

5' CONCRETE SIDEWALK (TYP)

3.6' PRIVATE SDE

CONSERVATION EASEMENT (TYP)

PROPOSED RETAINING WALL #5 WITH 5' ACCESS EASEMENT (DESIGN BY OTHERS)

TOP OF BANK

10' WALL ACCESS & MAINTENANCE EASEMENT

VARIABLE WIDTH - PROPOSED COR PUBLIC UTILITY EASEMENT

PROPOSED 30' CORPUE

ZONING LINE

10' CORNER SETBACK

PUBLIC STORM DRAINAGE EASEMENT

10' ASPHALT GREENWAY AND 20' PUBLIC GREENWAY EASEMENT

15' TYPE 2 PB

25' TYPE 3 PB

"GRANITE KNOLL CT"

ALLEY 1 (PRIVATE)

ALLEY 3 (PUBLIC)

STANDARD DRIVEWAY APRON

20' ACCESS EASEMENT

20'X40' SIGN EASEMENT (TYP)

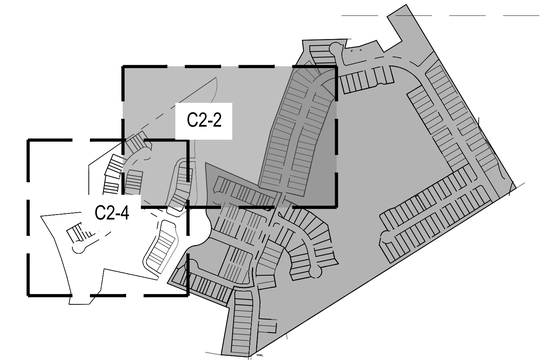
PHASE 1

PHASE 1A

PHASE 1B

PHASE 2

SCALE: 1" = 50'



SHEET KEY

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

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		

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

BGE
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RALEIGH NC 27607
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PARKER RIDGE RECORD DRAWINGS
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN (2 OF 6)

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA W. FERM 6-12-25

FILE NUMBER: 8430-03
DATE: 6/12/2025
C2-2

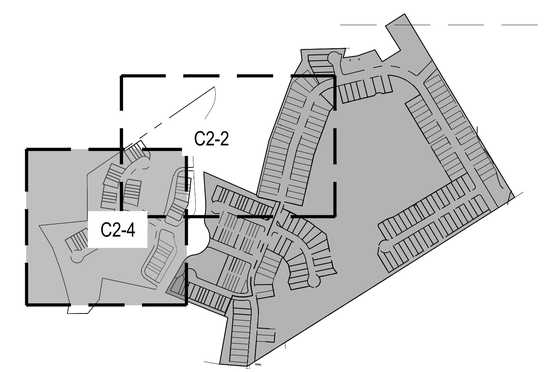
G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\C3-0 - SITE-PLAN - RECORD.dwg Layout: C2-2 ENLARGED SITE PLAN (2 OF 6) Plotted: 6/12/2025 4:55:20 PM

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 ASPHALT MULTI-USE PATH
- PROPOSED EASEMENT
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED PHASELINE
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- TREE TO PRESERVE
- SIGHT DISTANCE TRIANGLE

ABBREVIATION LEGEND

PB	PERIMETER BUFFER
NRB	NEUSE RIVER BUFFER
OS	OPEN SPACE
SDE	STORM DRAINAGE EASEMENT



SHEET KEY

SCALE: 1" = 50'

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REV	DATE	DESCRIPTION

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

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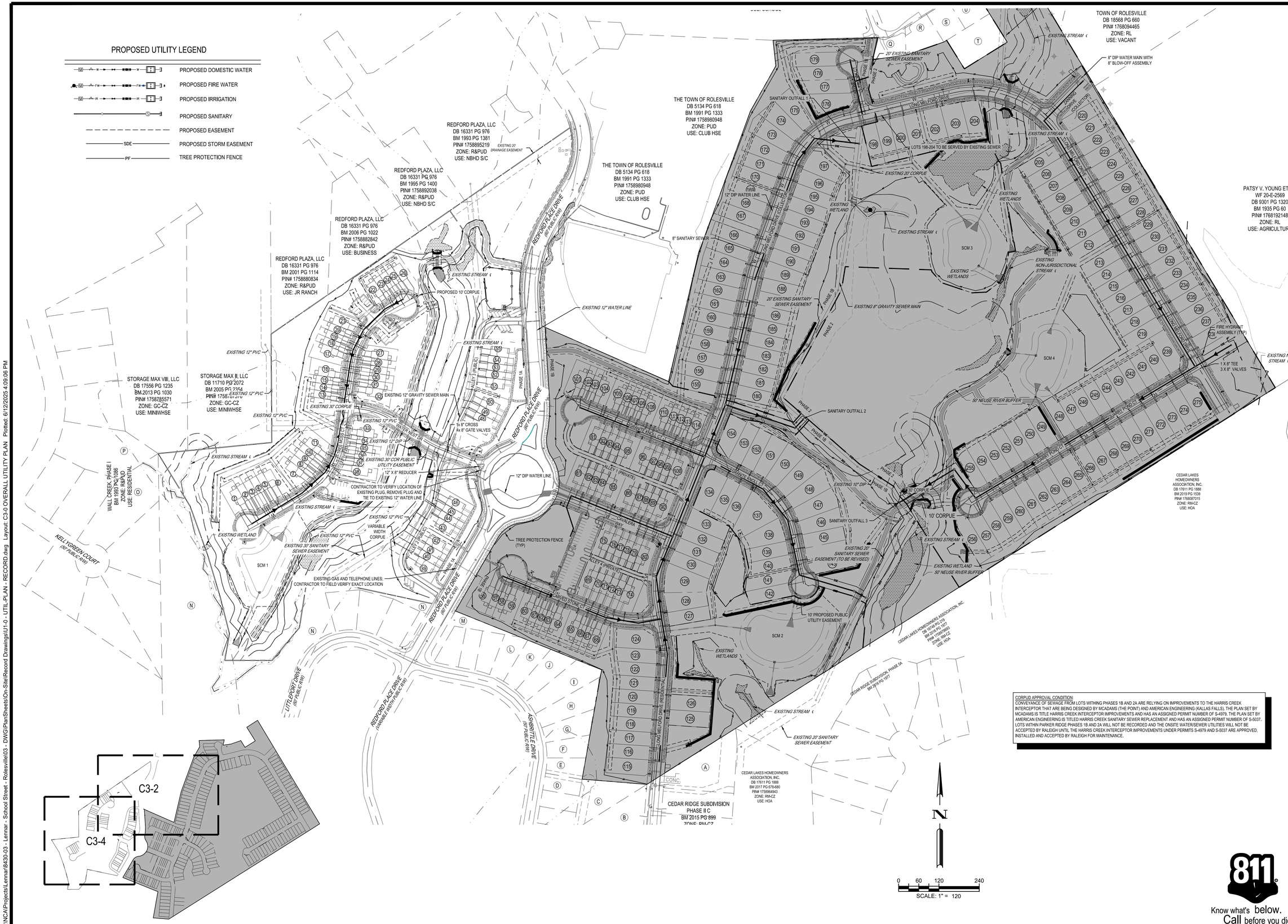
ENLARGED SITE PLAN (4 OF 6)

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA W. FERM
6-12-25

FILE NUMBER: 8430-03
DATE: 6/12/2025
C2-4

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\C3-0 - SITE-PLAN - RECORD.dwg Layout: C2-4 ENLARGED SITE PLAN (4 OF 6) Plotted: 6/12/2025 4:55:36 PM



CORPUD APPROVAL CONDITION:
CONVEYANCE OF SEWAGE FROM LOTS WITHING PHASES 1B AND 2A ARE RELYING ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY MCADAMS (THE POINT) AND AMERICAN ENGINEERING (KALLAS FALLS). THE PLAN SET BY MCADAMS IS TITLE HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND HAS AN ASSIGNED PERMIT NUMBER OF S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND HAS AN ASSIGNED PERMIT NUMBER OF S-5037. LOTS WITHIN PARKER RIDGE PHASES 1B AND 2A WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS S-4979 AND S-5037 ARE APPROVED, INSTALLED AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

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DESIGNED BY: DF/CD
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REVIEWED BY: DF

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OVERALL UTILITY PLAN

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. FERRELL
6-12-25

FILE NUMBER: 8430-03
DATE: 6/12/2025
C3-0

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\U1-0 - UTIL-PLAN - RECORD.dwg Layout: C3-0 OVERALL UTILITY PLAN Plotted: 6/12/2025 4:09:06 PM

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ENLARGED UTILITY PLAN (1 OF 2)

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. FERM
6-12-25

FILE NUMBER: 8430-03
DATE: 6/12/2025
C3-2

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G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\U1-0 - UTIL-PLAN - RECORD.dwg Layout: C3-2 ENLARGED UTILITY PLAN (1 OF 2) Plotted: 6/12/2025 4:56:09 PM

PROPOSED UTILITY LEGEND

- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY
- PROPOSED EASEMENT
- PROPOSED STORM EASEMENT
- TREE PROTECTION FENCE

REV	DATE	DESCRIPTION

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ENLARGED UTILITY PLAN (2 OF 2)

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. FERRELL
6-12-25

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FILE NUMBER: 8430-03
DATE: 6/12/2025
C3-4

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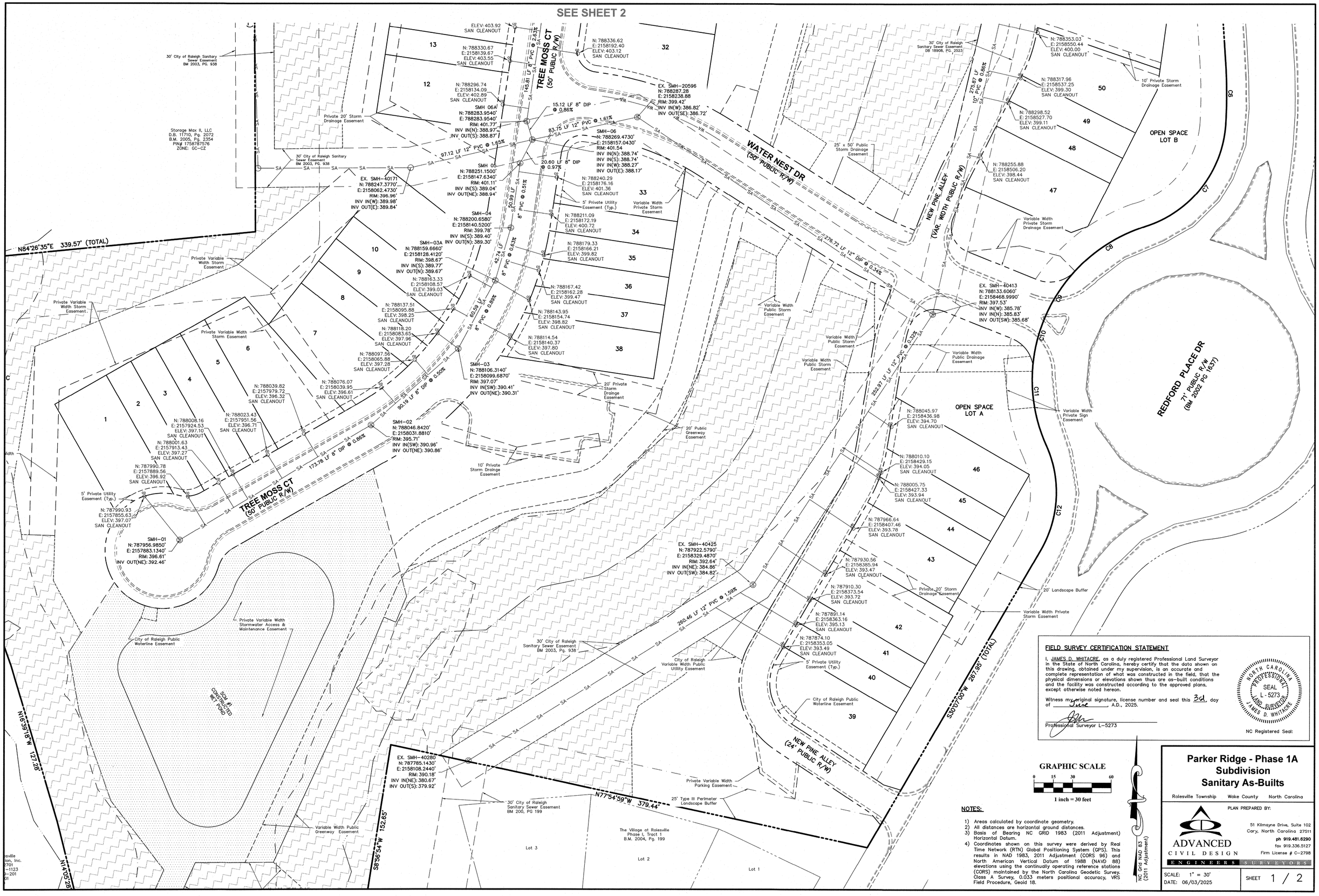


FIELD SURVEY CERTIFICATION STATEMENT

I, JAMES D. WHITACRE, as a duly registered Professional Land Surveyor in the State of North Carolina, hereby certify that the data shown on this drawing, obtained under my supervision, is an accurate and complete representation of what was constructed in the field, that the physical dimensions or elevations shown thus are as-built conditions and the facility was constructed according to the approved plans, except otherwise noted hereon.

Witness my original signature, license number and seal this 3rd day of June, A.D., 2025.

Professional Surveyor L-5273

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE

NC Registered Seal:

NOTES:

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) Basis of Bearing NC GRID 1983 (2011 Adjustment) Horizontal Datum.
4) Coordinates shown on this survey were derived by Real Time Network (RTN) Global Positioning System (GPS). This results in NAD 1983, 2011 Adjustment (CORS 96) and North American Vertical Datum of 1988 (NAVD 88) elevations using the continually operating reference stations (CORS) maintained by the North Carolina Geodetic Survey. Class A Survey, 0.033 meters positional accuracy, VRS Field Procedure, Geoid 18.

Parker Ridge - Phase 1A Subdivision Sanitary As-Builts

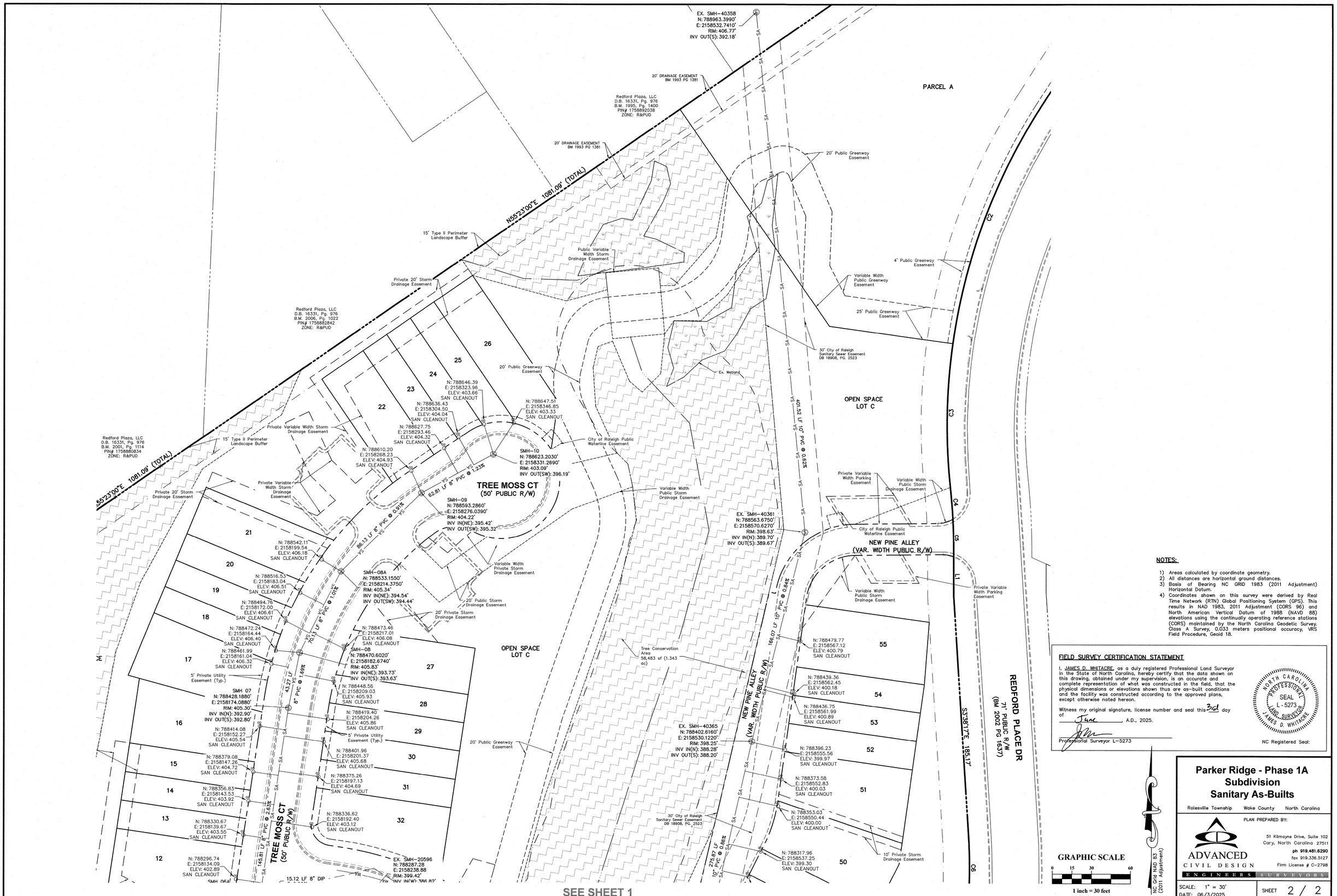
Rolesville Township | Wake County | North Carolina

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

SCALE: 1" = 30'
DATE: 06/03/2025
SHEET 1 / 2

O:\22-0008-1149NC\DWG\Production Drawings\AS-BUILTS\PHASE 1A\SANITARY\0008-1149AB-PH1A-SANITARY.dwg SHEET 1 Jun 03, 2025 - 10:03:46am crice



SEE SHEET 1

NOTES:

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) Basis of Bearing NC GRID 1983 (2011 Adjustment) Horizontal Datum.
4) Coordinates shown on this survey were derived by Real Time Network (RTN) Global Positioning System (GPS). This results in NAD 1983, 2011 Adjustment (CORS 96) and North American Vertical Datum of 1988 (NAVD 88) elevations using the continually operating reference stations (CORS) maintained by the North Carolina Geodetic Survey. Class A Survey, 0.033 meters positional accuracy, VRS Field Procedure, Geoid 18.

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Professional Surveyor L-5273

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE

NC Registered Seal:

Parker Ridge - Phase 1A Subdivision Sanitary As-Builts

Rolesville Township Wake County North Carolina

PLAN PREPARED BY:

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ENGINEERS SURVEYORS
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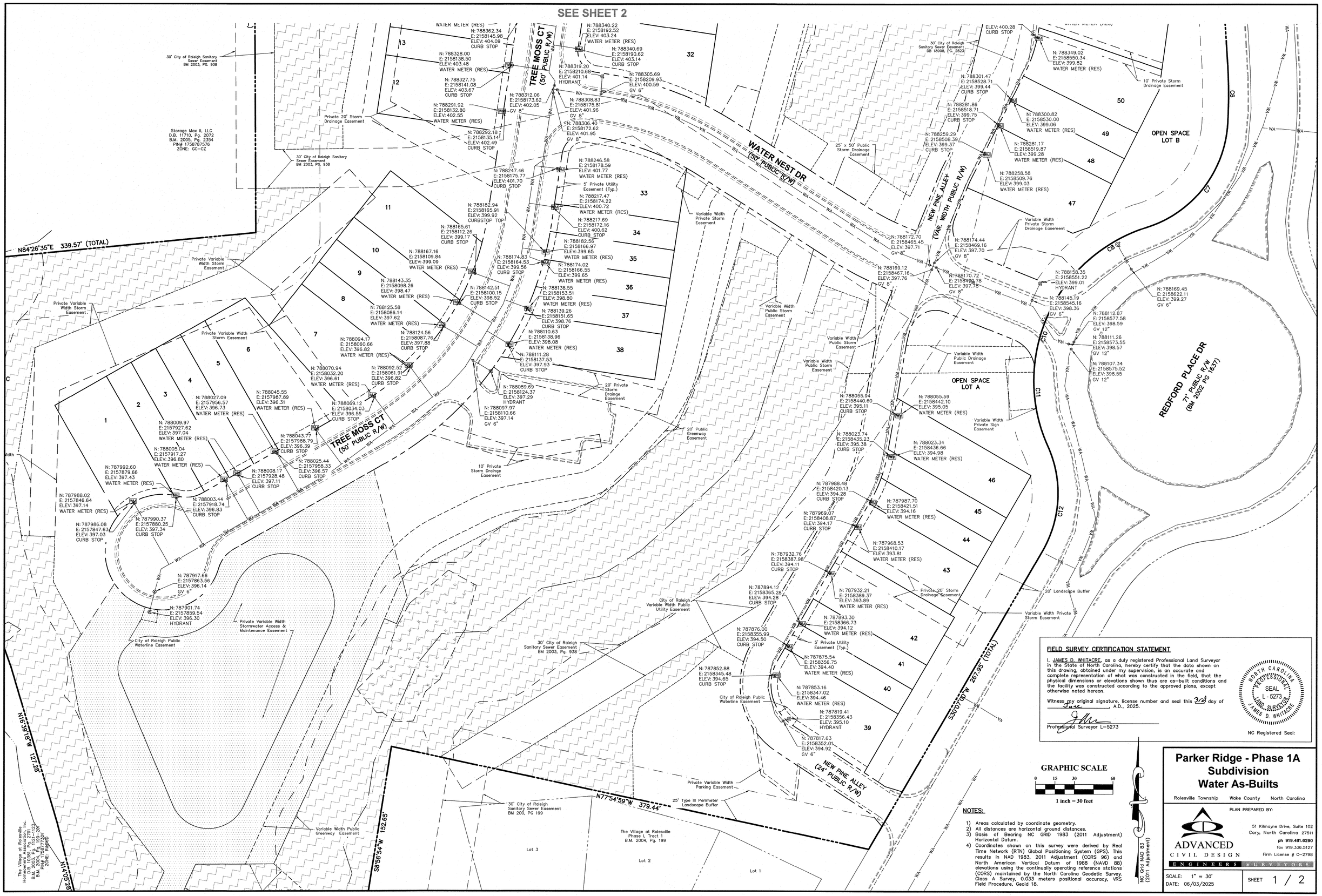
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

SCALE: 1" = 30'
DATE: 06/3/2025

SHEET 2 / 2

O:\22-0008-1149NC\DWG\Production Drawings\AS-BUILTS\PHASE 1A\SANITARY\0008-1149AB-PH1A-SANITARY.dwg SHEET 2 Jun 03, 2025 - 10:09:47am crice

SEE SHEET 2



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Professional Surveyor L-5273

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE

NC Registered Seal:

GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

NC Grid NAD 83 (2011 Adjustment)

NOTES:

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) Basis of Bearing NC GRID 1983 (2011 Adjustment) Horizontal Datum.
4) Coordinates shown on this survey were derived by Real Time Network (RTN) Global Positioning System (GPS). This results in NAD 1983, 2011 Adjustment (CORS 96) and North American Vertical Datum of 1988 (NAVD 88) elevations using the continually operating reference stations (CORS) maintained by the North Carolina Geodetic Survey. Class A Survey, 0.033 meters positional accuracy, VRS Field Procedure, Geoid 18.

Parker Ridge - Phase 1A Subdivision Water As-Builts

Rolesville Township | Wake County | North Carolina

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
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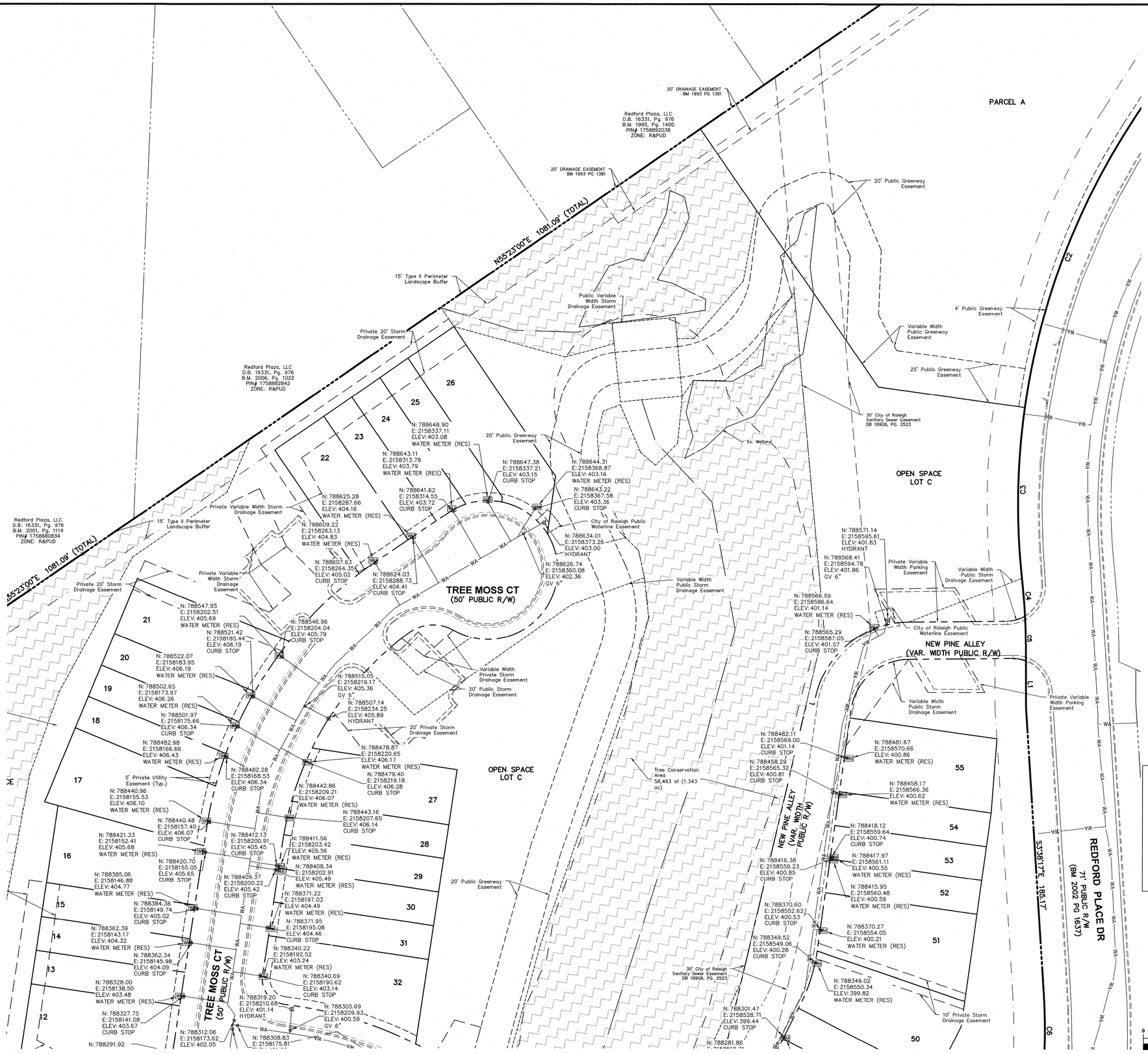
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

SCALE: 1" = 30'
DATE: 06/03/2025

SHEET 1 / 2

O:\22-0008-1149NC\DWG\Production Drawings\AS-BUILTS\PHASE 1A\WATER\0008-1149AB-PH1A-WATER.dwg SHEET 1 Jun 03, 2025 - 10:38:35am crice



NOTES:

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) Basis of Bearing NC GRID 1983 (2011 Adjustment) Horizontal Datum.
4) Coordinates shown on this survey were derived by Real Time Network (RTN) Global Positioning System (GPS). This results in NAD 1983, 2011 Adjustment (CORS 96) and North American Vertical Datum of 1988 (NAVD 88) elevations using the continually operating reference stations (CORS) maintained by the North Carolina Geodetic Survey. Class A Survey, 0.033 meters positional accuracy, VRS Field Procedure, Geoid 18.

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Professional Surveyor L-5273

NC Registered Seal:

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE

GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

NC Grid NAD 83 (2011 Adjustment)

Parker Ridge - Phase 1A Subdivision Water As-Builts

Rolesville Township | Wake County | North Carolina

PLAN PREPARED BY:

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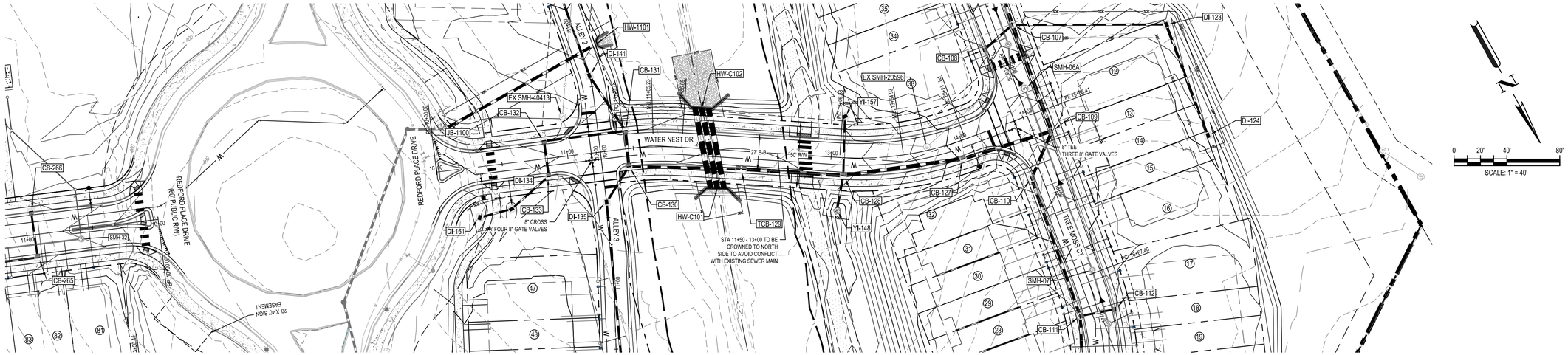
fax 919.336.5127
Firm License # C-2798

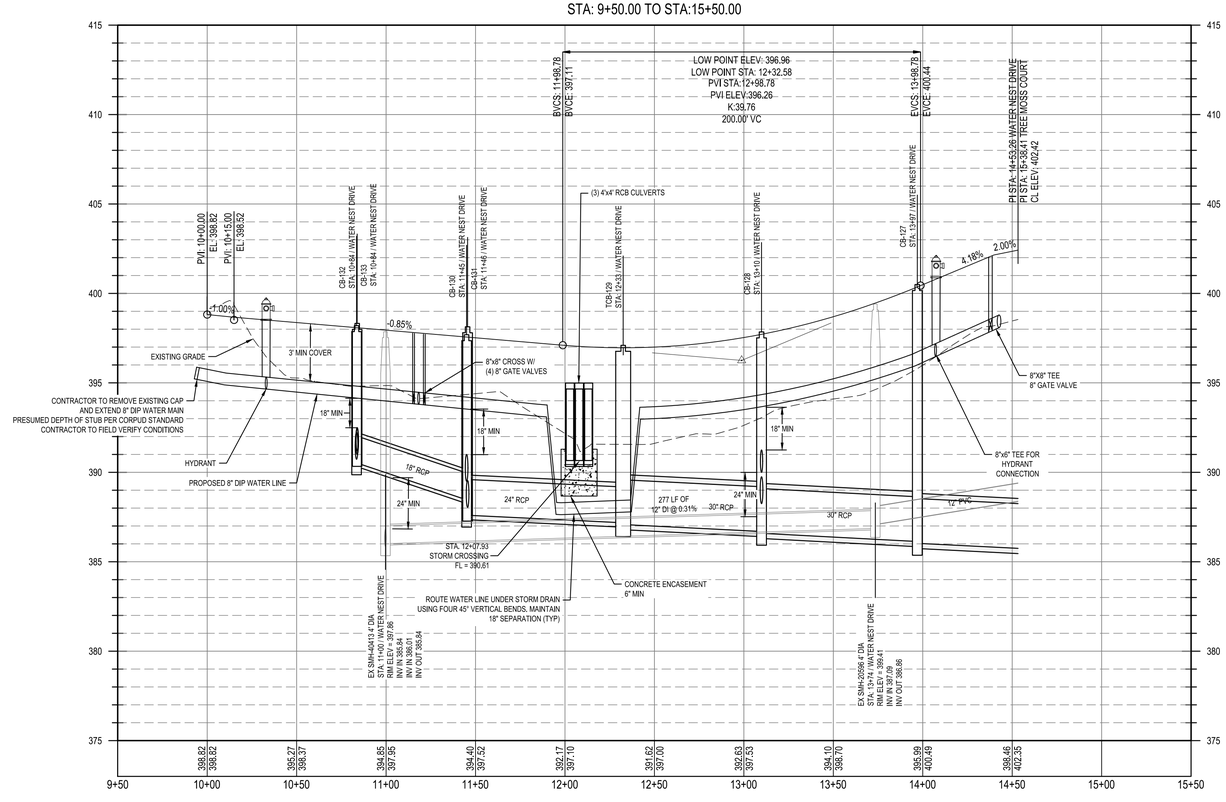
SCALE: 1" = 30'
DATE: 06/03/2025

SHEET 2 / 2

G:\22-0008-1149NC\DWG\Production Drawings\AS-BUILTS\PHASE 1A\WATER\0008-1149AB-PH1A-WATER.dwg SHEET 2 Jun 03, 2025 - 10:36:19am crice



WATER NEST DRIVE
STA: 9+50.00 TO STA:15+50.00



REV	DATE	DESCRIPTION

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

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WATER NEST DRIVE PLAN & PROFILE

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. TERRY
6-12-25

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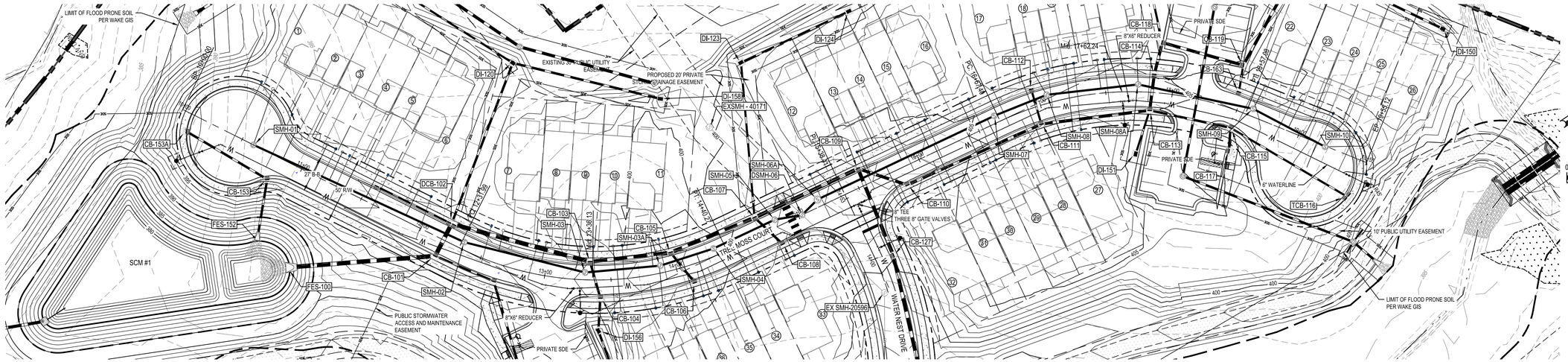
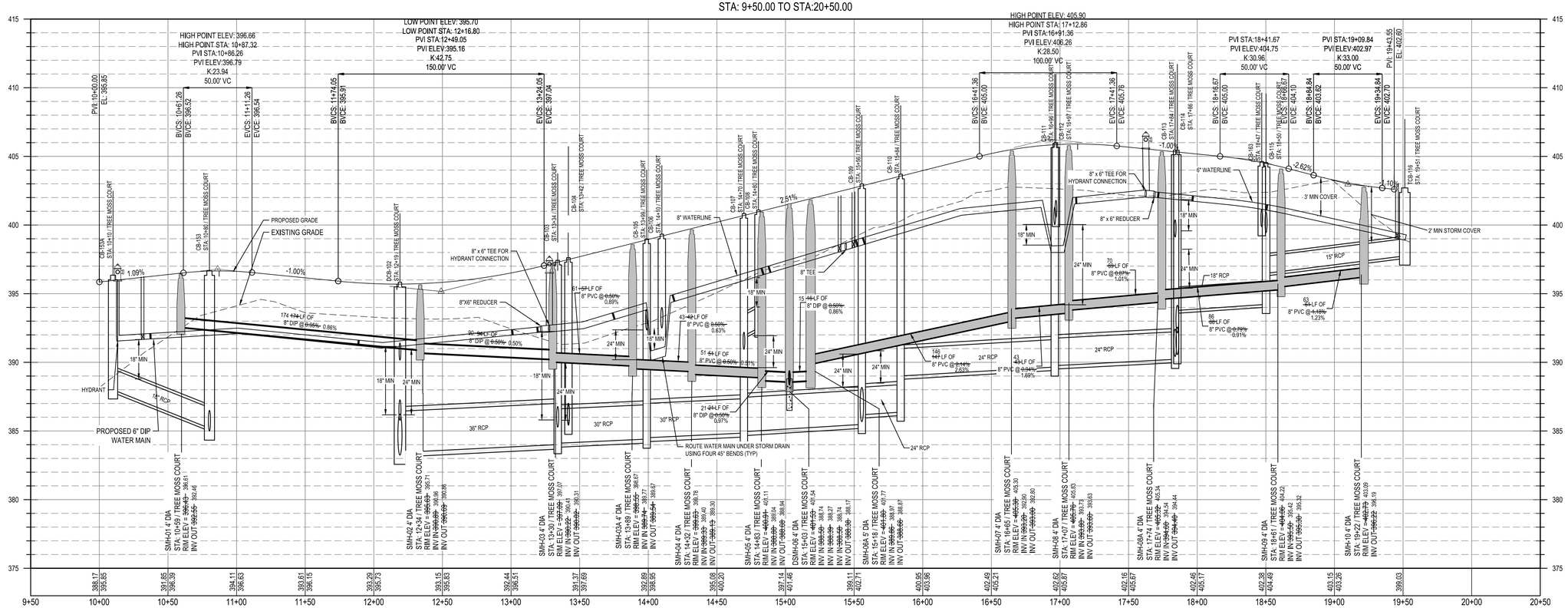
FILE NUMBER: 8430-03
DATE: 6/12/2025
C6-0

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\C6-0 ROAD PLAN AND PROFILE - RECORD.dwg Layout: C6-0 WATER NEST DRIVE PLAN & PROFILE Plotted: 6/12/2025 4:12:02 PM



TREE MOSS COURT
STA: 9+50.00 TO STA:20+50.00



REV	DATE	DESCRIPTION

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

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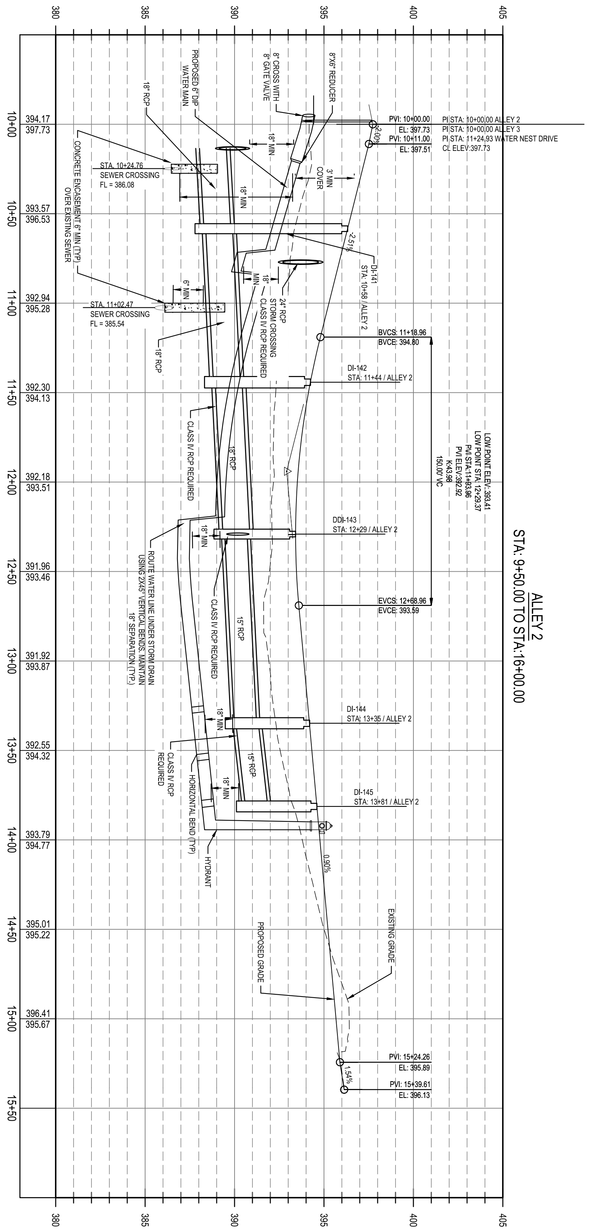
TREE MOSS COURT PLAN & PROFILE

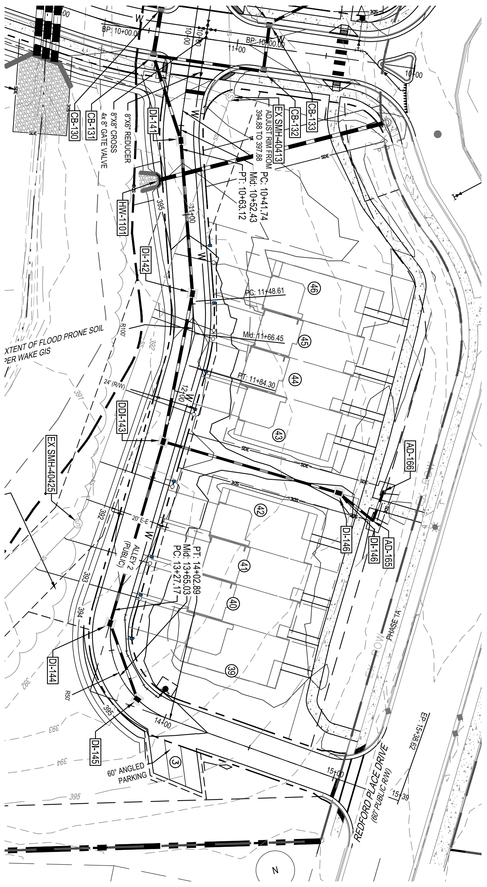
NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. FERRY
6-12-25

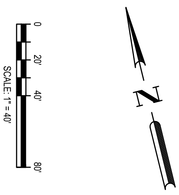
811 Know what's below. Call before you dig.

FILE NUMBER: 8430-03
DATE: 6/12/2025
C6-1

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\Record Drawings\C6-7 ROAD PLAN AND PROFILE - RECORD.dwg Layout: C6-1 TREE MOSS COURT PLAN & PROFILE Plotted: 6/12/2025 4:12:27 PM







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FILE NUMBER: 8430-03	DATE: 6/12/2025	C6-2

NORTH CAROLINA PROFESSIONAL SEAL 025892 ENGINEER AARON M. FLEMING 6-12-25

ALLEY 2 PLAN AND PROFILE

PARKER RIDGE RECORD DRAWINGS

82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

LENNAR CORPORTAION

1100 PERIMETER PARK DRIVE, SUITE 112
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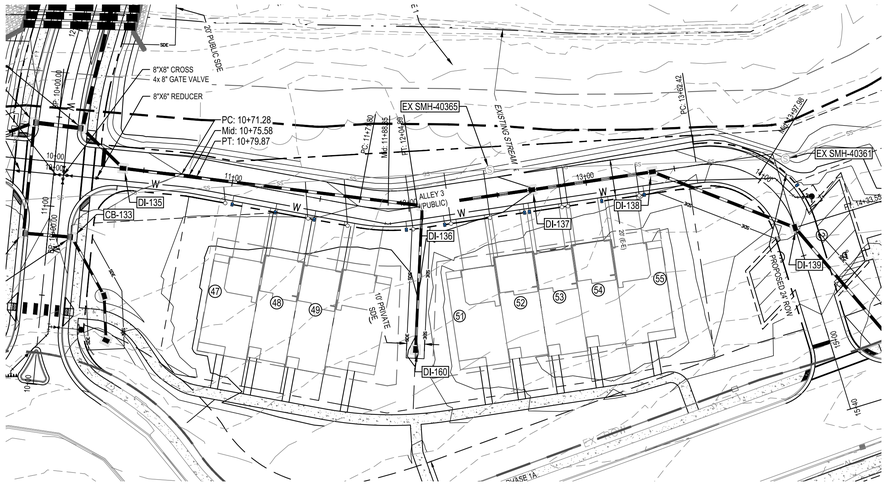
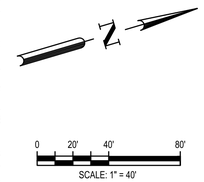
DRAWN BY: DF/JWM
REVIEWED BY: DF

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		





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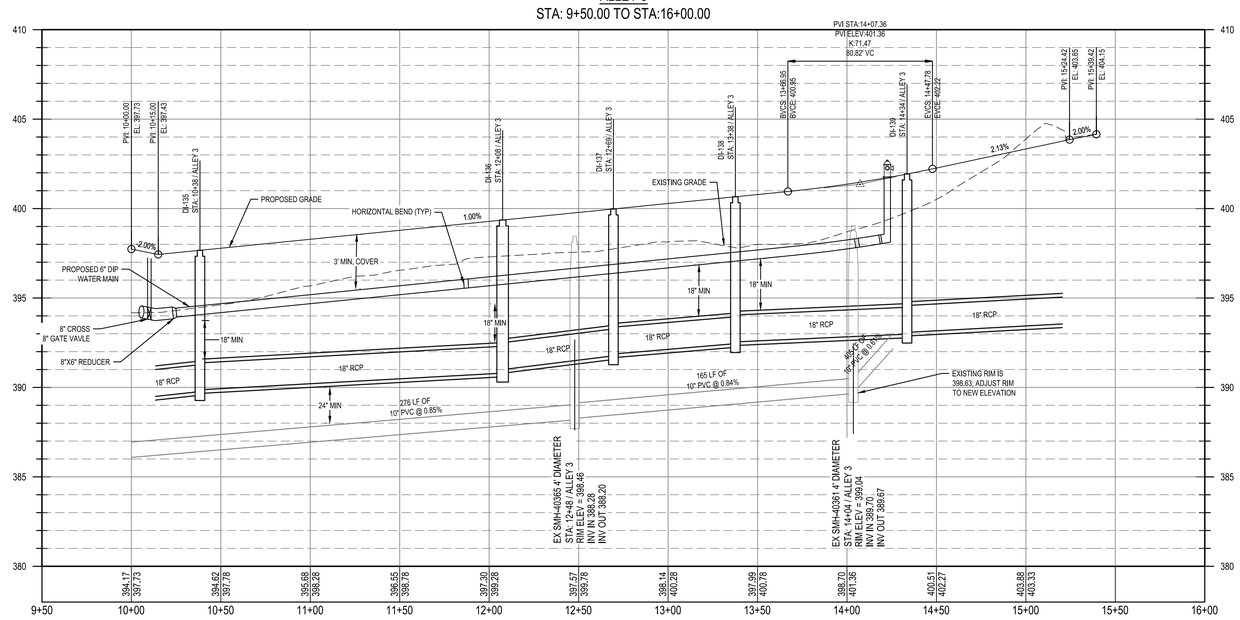

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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

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PARKER RIDGE RECORD DRAWINGS
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ALLEY 3 PLAN AND PROFILE

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. FERN
6-12-25

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

FILE NUMBER: 8430-03
DATE: 6/12/2025
C6-3

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