

# PARKER RIDGE AMENITY PLAN

82 SCHOOL STREET  
ROLESVILLE, NORTH CAROLINA 27571



SDP-24-10 / Site Development Plan / Parker Ridge Amenity Center

**APPROVED**

Date: May 17, 2025

*Meredith Gruber*

Town of Rolesville Planning Department

**EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT**

**APPROVED**

EROSION CONTROL  SEC-111977-2023

STORMWATER MGMT.  SWF-111983-2023

FLOOD STUDY  SWF-

DATE 7-11-2025

*Barney Blackburn*  
ENVIRONMENTAL CONSULTANT SIGNATURE

SITE DEVELOPMENT PLAN  
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10  
PREVIOUS REZONING APPLICATION: MA22-03

**SITE DATA (TO BE REVISED UPON FINAL PLATTING)**

PIN #: 58884270  
TOTAL ACREAGE: 1.29 ACRES  
CURRENT USE: VACANT  
PROPOSED USE: AMENITY CENTER  
ZONING: RH/RM  
WATERSHED: LOWER NEUSE RIVER  
RIVER BASIN: NEUSE  
CURRENT IMPERVIOUS (TO REMAIN): 0.35 AC  
PROPOSED ADDITIONAL IMPERVIOUS: 0.24 AC  
FINAL IMPERVIOUS: 0.59 AC  
BLDG HT: 21'-6"  
BLDG SF: 1,063 SF  
TREE COVERAGE DATA: NO EXISTING TREES IN PROJECT SCOPE AREA

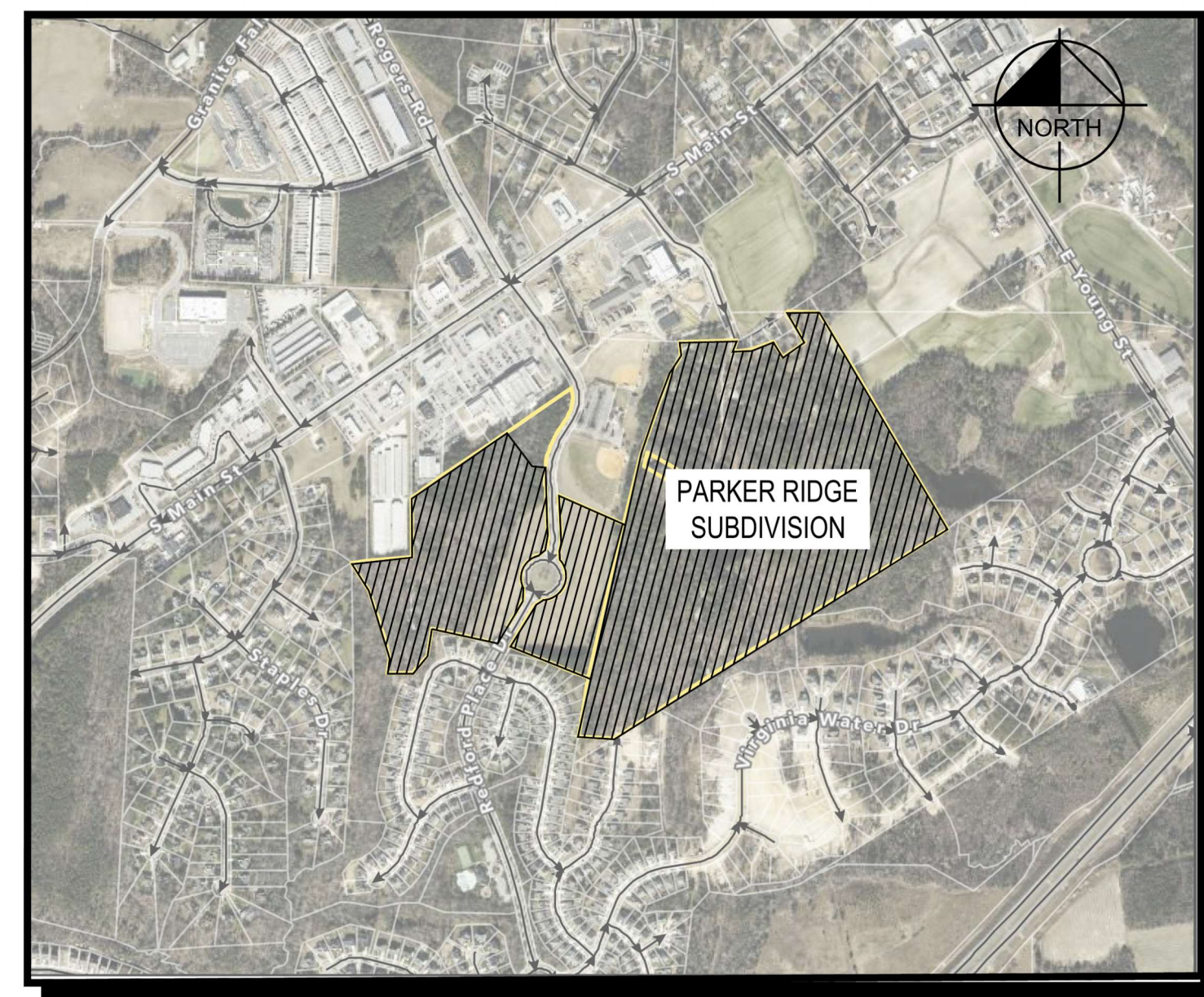


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ENLARGEMENT  
SCALE: 1" = 200'

Parking Clubhouse	Bldg	Unit	Per Unit	Additional
Building	1063	sf	1 / 1000 sf	2
Acre	1.29	ac	5/ac	7
<b>Total</b>				<b>9</b>



SITE LOCATION MAP  
NOT TO SCALE

**PARKER RIDGE SUBDIVISION ZONING CONDITIONS**

- 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.
- THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL HIGH DENSITY (THE "RH PARCEL"):
  - LIVE-WORK UNIT
  - RESIDENTIAL CARE (A/F, I/F, CCF)
  - TELECOMMUNICATIONS TOWER
- THE RH PARCEL SHALL HAVE A MAXIMUM OF 120 TOWNHOUSE DWELLINGS.
- THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL MEDIUM DENSITY (THE "RM PARCEL"):
  - TELECOMMUNICATIONS TOWER
- THE RM PARCEL SHALL HAVE A MAXIMUM OF 170 SINGLE-FAMILY DETACHED DWELLINGS.
- 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.
- 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.
- PERIMETER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN. TYPE 3 AND TYPE 4 PERIMETER BUFFERS MAY INCLUDE 9' FENCES INSTEAD OF WALLS.
- ALL SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
  - A 2 CAR GARAGE.
  - ALL GARAGE DOORS SHALL HAVE WINDOWS.
  - GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE A MINIMUM OF 12' ABOVE AVERAGE GRADE ACROSS THE FRONT FACADE OF THE HOUSE.
  - 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 SHAKEBOARD 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. A 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 94 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 A VARED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
- N. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
  - A 1 OR 2 CAR GARAGE.
  - A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION.
  - C/F 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 SHAKEBOARD AND BATTEN.
  - 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 FACADE WINDOWS.
  - H. A MINIMUM 94 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES.
  - I. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS).
  - J. NO TOWNHOUSES SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT; AND
  - K. A VARED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
- L. 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.
- L. THE PROJECT SHALL HAVE A PUBLIC GREENWAY STUBBED TO THE 307 S. MAIN STREET PROPERTY LINE

**PROJECT OWNER AND CONSULTANT INFORMATION**

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

REV	DATE	DESCRIPTION
1	04/16/2025	PER TOWN OF ROLESVILLE COMMENT
2	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
3	01/02/2025	PER TOWN OF ROLESVILLE COMMENT

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



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

PARKER RIDGE AMENITY CENTER  
SDP-24-10  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

AMENITY COVER SHEET

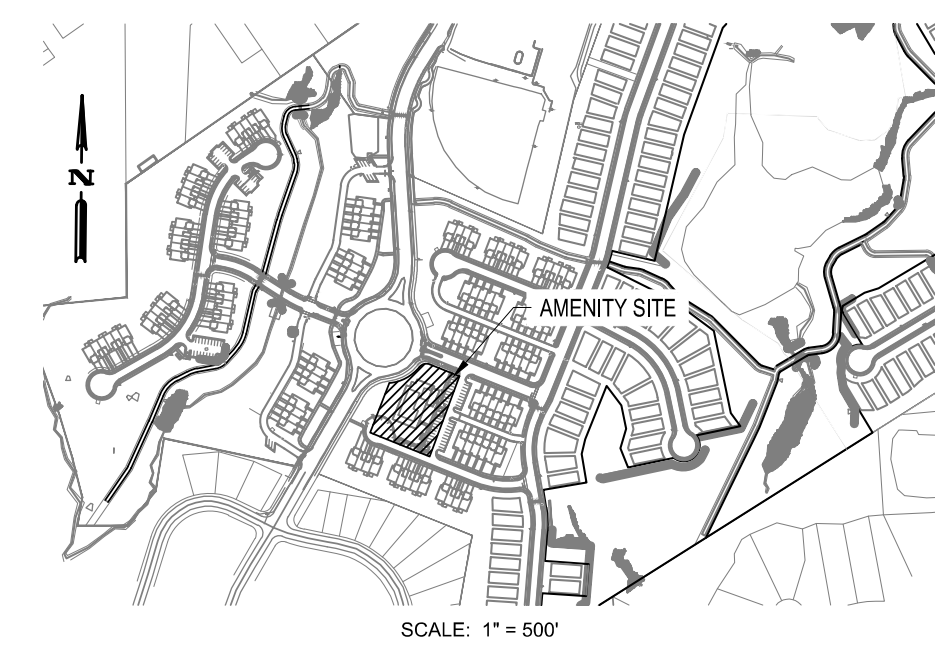
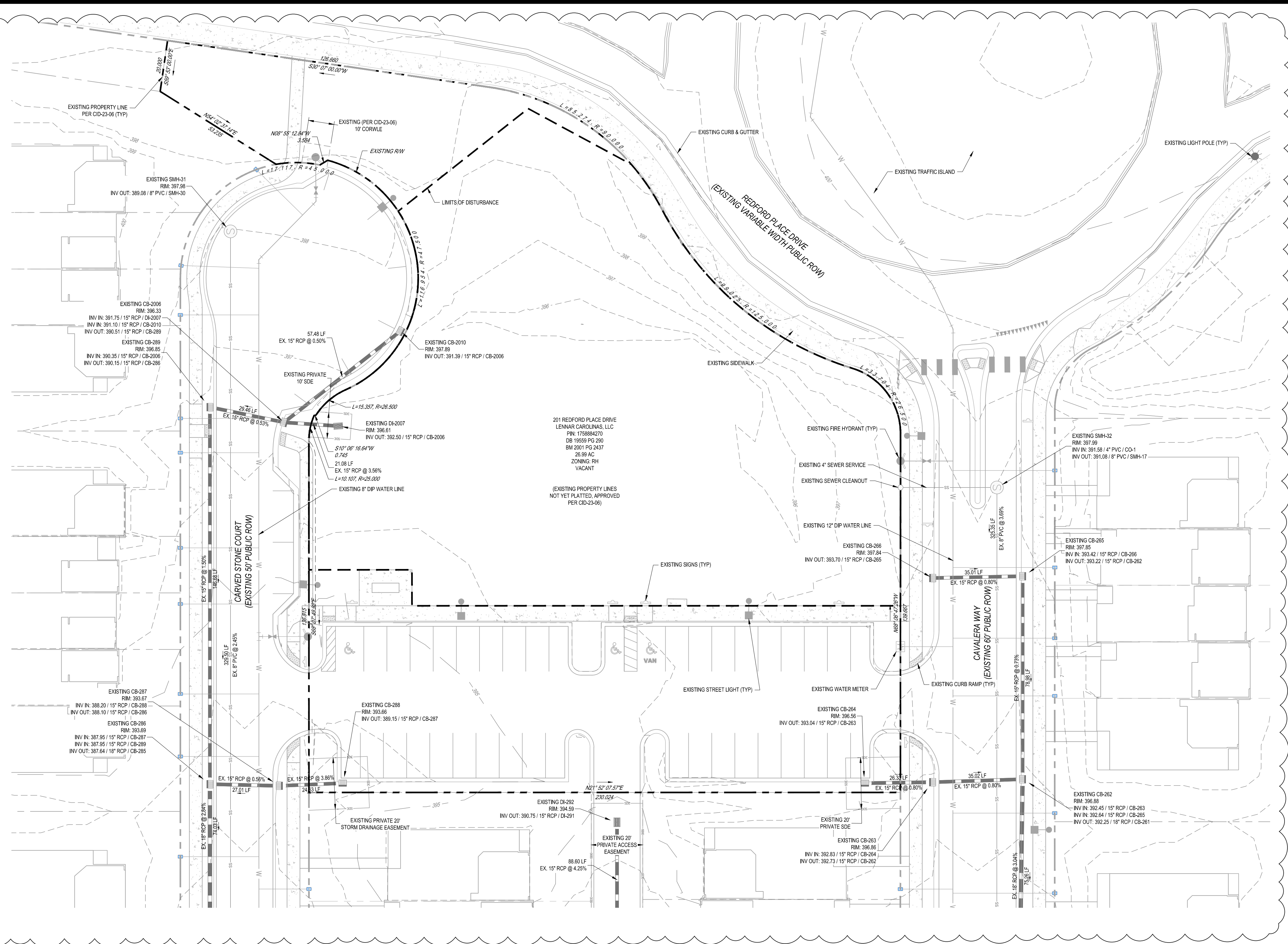


FILE NUMBER:  
8430-03  
DATE: 04/16/2025  
L4-0

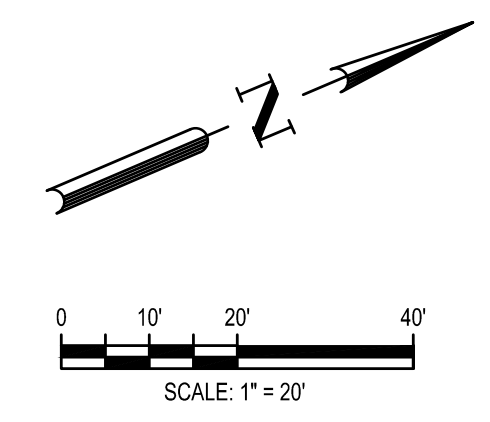


G:\NCPA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L4-0 AMENITY - COVER SHEET.dwg Layout: 36x24 PDF Plotted: 5/19/2025 2:12:26 PM

NOTE: METES AND BOUNDS ARE SHOWN FOR REFERENCE ONLY. THIS PLAN IS NOT TO BE USED FOR PLATTING OR RECORDATION.



SCALE: 1" = 500'



SCALE: 1" = 20'

SITE DEVELOPMENT PLAN  
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10

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1	04/16/2025	PER TOWN OF ROLESVILLE COMMENT
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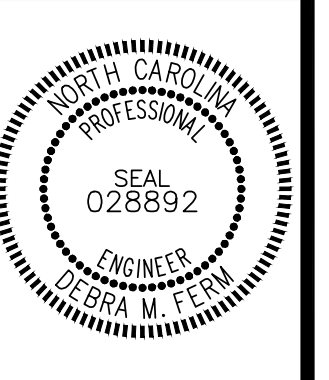
DESIGNED BY: DF/CD  
 DRAWN BY: DF/JWM  
 REVIEWED BY: DF

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 5438 WADE PARK BLVD, SUITE 420  
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 NC LICENSE #C-3397  
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CORPORAION**  
 1100 PERIMETER PARK DRIVE, SUITE 112  
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**PARKER RIDGE  
AMENITY CENTER**  
 SDP-24-10  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27571

**AMENITY - EXISTING  
CONDITIONS**



FILE NUMBER:  
8430-03  
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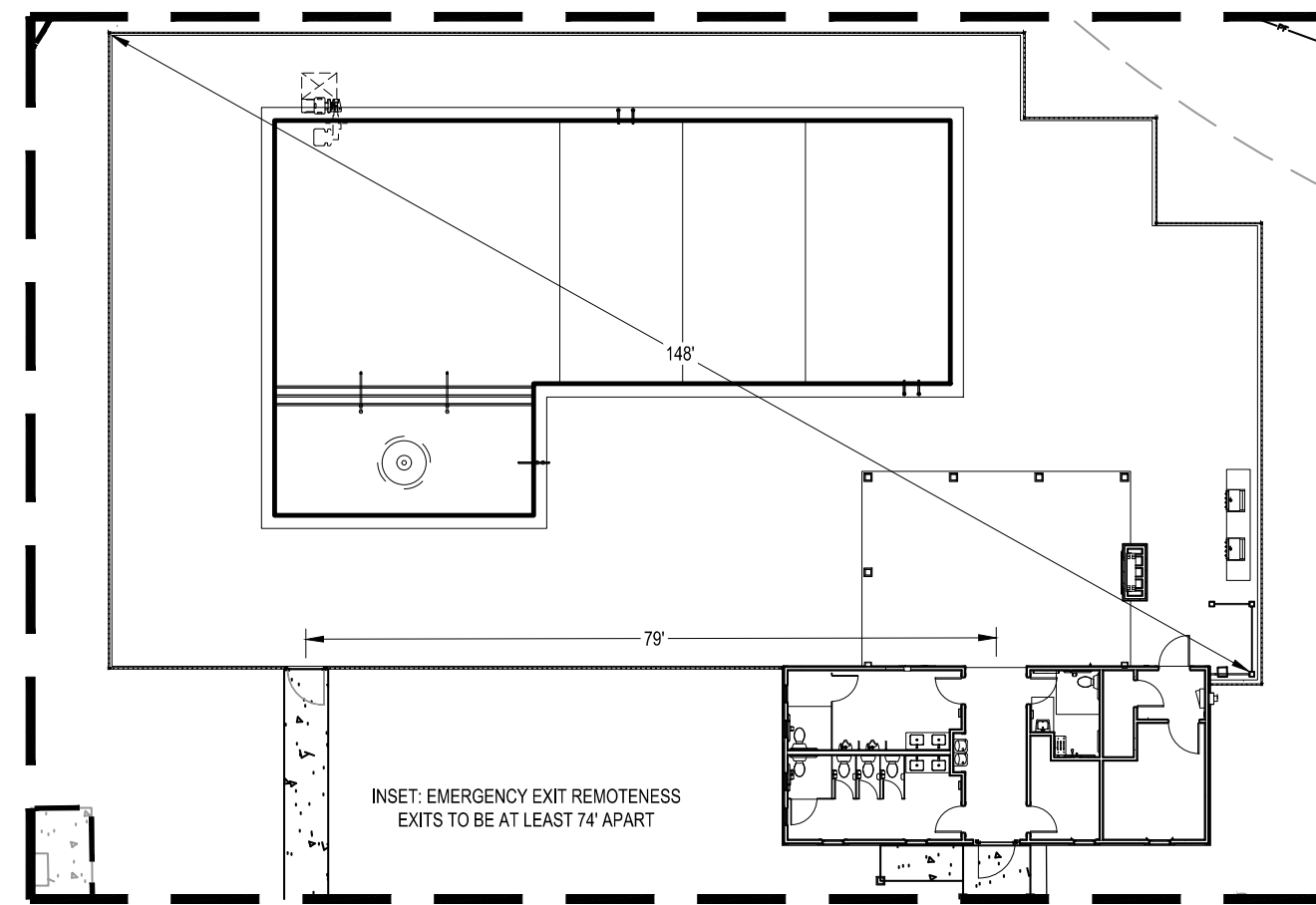
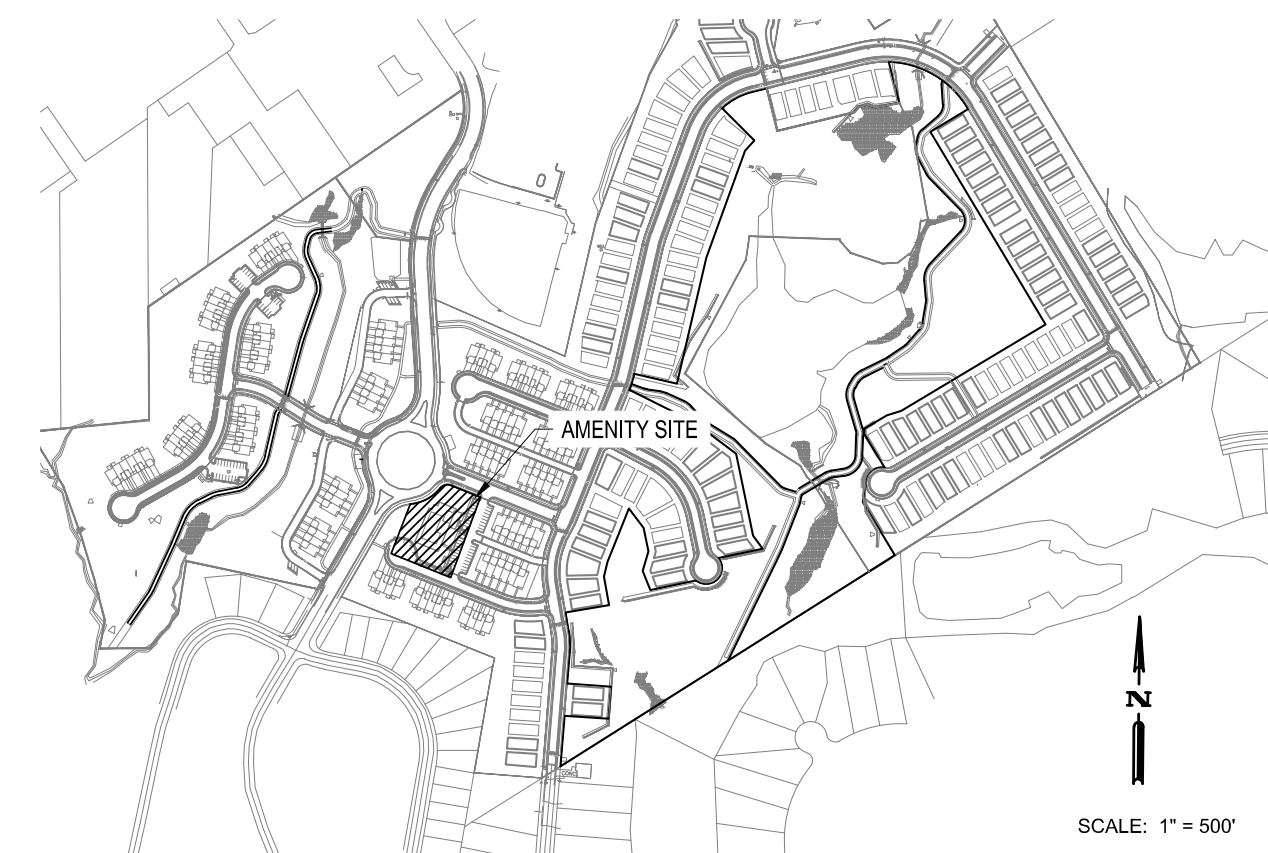
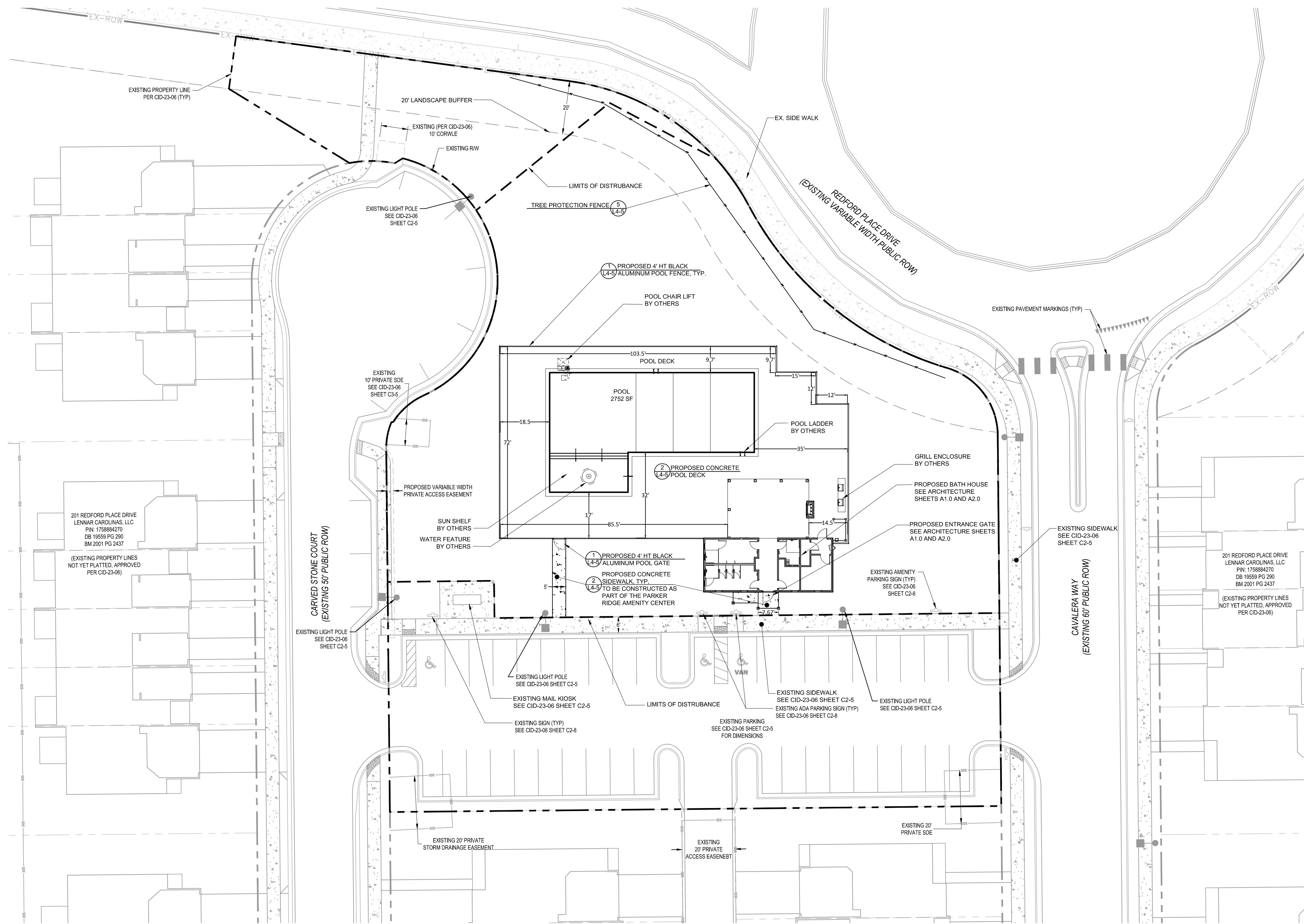
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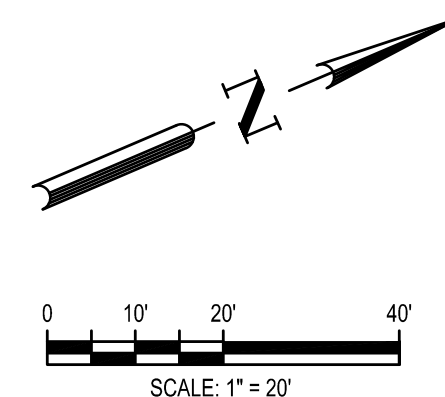
Know what's below.  
Call before you dig.

G:\NCAP\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L4-2-AMENITY - LAYOUT AND HARDSCAPE PLAN.dwg Layout: L4-2-AMENITY - LAYOUT AND HARDSCAPE PLAN Plotted: 5/19/2025 2:12:55 PM

Parking Clubhouse	Bldg	Unit	Per Unit	Additional
Building	1063	sf	1 / 1000 sf	2
Acre	1.29	ac	5/ac	7
<b>Total</b>				<b>9</b>



SCALE: 1" = 50'



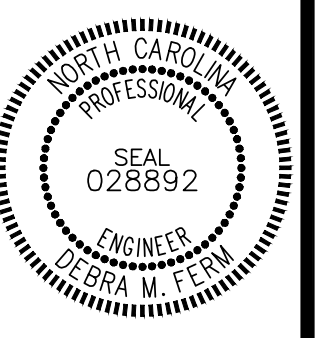
SITE DEVELOPMENT PLAN  
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



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**AMENITY CENTER**  
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**AMENITY - LAYOUT**  
**AND HARDSCAPE**  
**PLAN**



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DATE: 04/16/2025



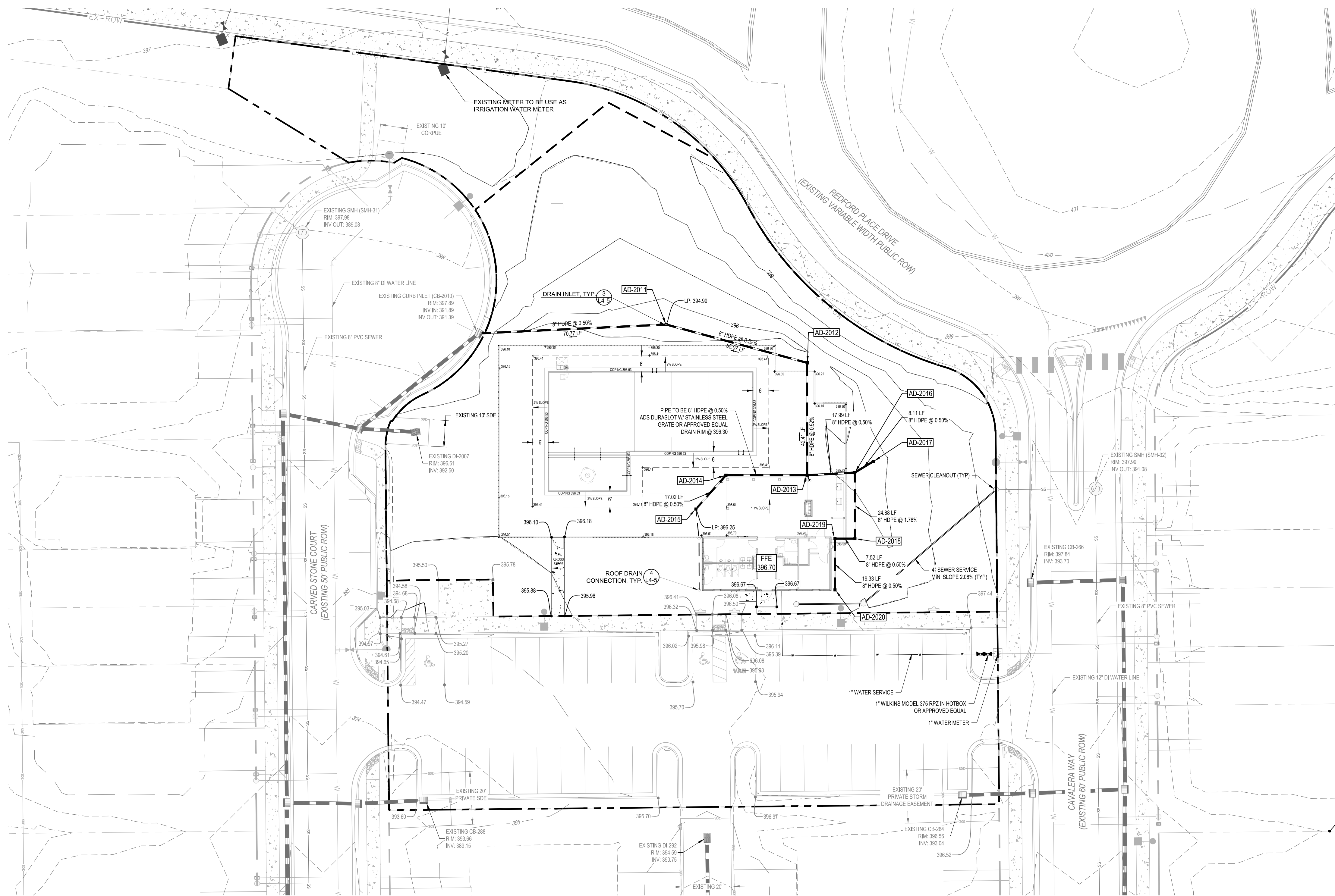
L4-2

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G:\NCAP\Projects\Lamar\8430-03 - Lamar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L4-3 AMENITY - GRADING AND DRAINAGE PLAN.dwg Layout: L4-3 AMENITY - GRADING AND DRAINAGE PLAN Plotter: 5/19/2025 2:13:26 PM



**PROPOSED GRADING AND DRAINAGE LEGEND**

- B-X PROPOSED BORING
- PROPOSED DETENTION
- PROPOSED CLEARING LIMITS
- 450 PROPOSED MAJOR CONTOUR
- 449 PROPOSED MINOR CONTOUR
- 100.XX PROPOSED SPOT
- H.V. X.X% PROPOSED GRADING ARROW
- PROPOSED SWALE
- PROPOSED STORM
- 01-FES 02-CB PROPOSED STORM SYMBOL
- 100.XX PROPOSED BUILDING SPOT
- PROPOSED STEM WALL
- FPE FINISHED PAD ELEVATION

**PROPOSED UTILITY LEGEND**

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

NOTE: WHERE DISCHARGE TO THE STORM SEWER IS NOT POSSIBLE AND A SWIMMING POOL IS CONNECTED TO THE SANITARY SEWER SYSTEM FOR THE PURPOSES OF DRAINING OR FLUSHING THE POOL / FOUNTAIN OR BACKWASHING THE FILTERS, THE DRAINAGE SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRICTOR SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GPM.

NOTE: EXISTING (PER CID-23-06) PARKING LOT SPOT GRADES ARE SHOWN IN GRAY AND FOR REFERENCE ONLY.

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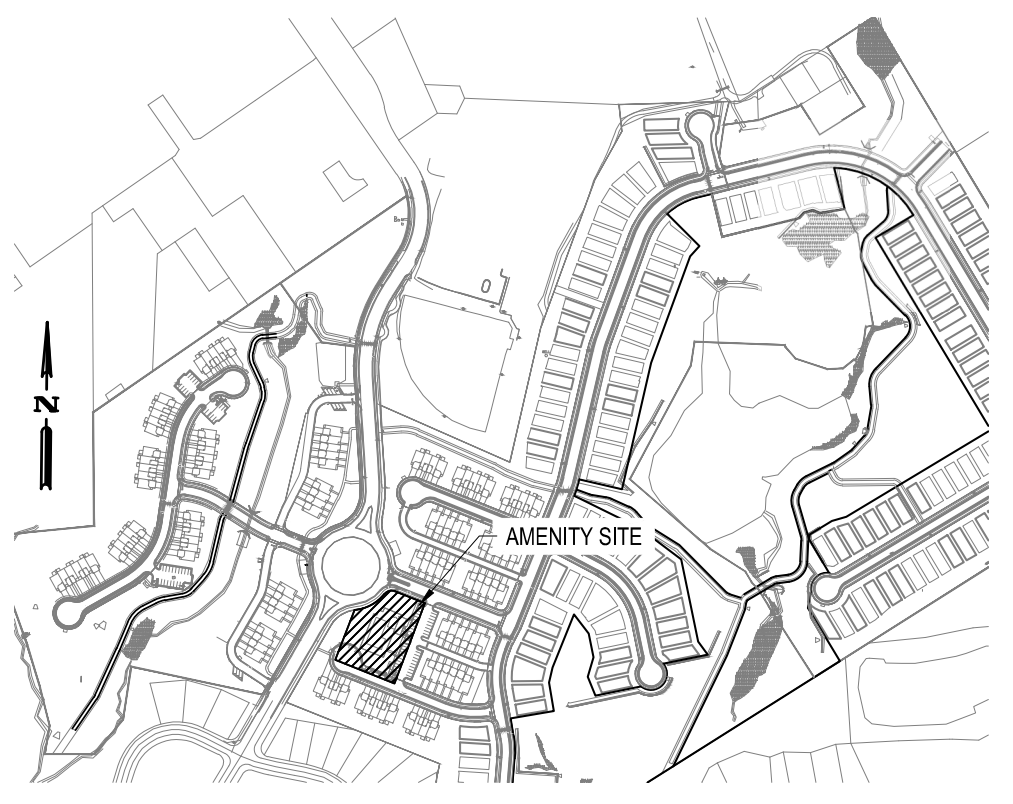
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**PARKER RIDGE**  
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 SDP-24-10  
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**AMENITY - GRADING,**  
**DRAINAGE AND**  
**UTILITIES PLAN**

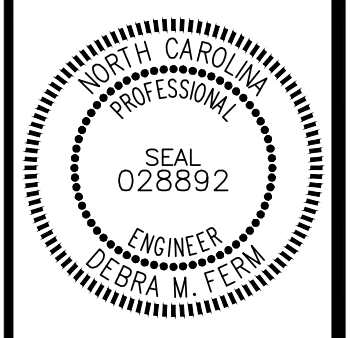
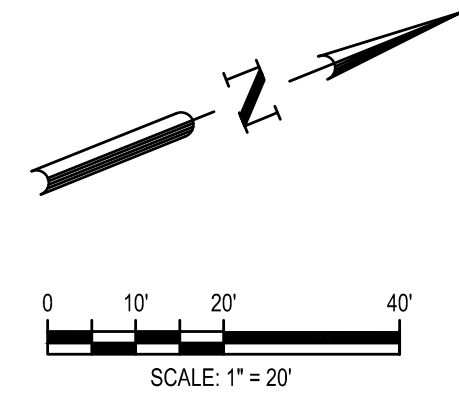
**SITE DEVELOPMENT PLAN**  
 TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



STRUCTURE DATA TABLE					
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT TO NODE
AD-2011	394.99	8"	392.36 (NE)	392.16 (S)	8" CB-2010
AD-2012	396.13	8"	392.85 (E)	392.65 (SW)	8" AD-2011
AD-2013	396.30	8"	394.15 (S)	393.07 (W)	8" AD-2012
AD-2014	396.30	8"	394.50 (SE)	394.30 (N)	8" AD-2013
AD-2015	396.25	8"	394.59 (NW)	394.39 (S)	8" AD-2014
AD-2016	395.74	8"	394.08 (E)	393.36 (S)	8" AD-2013
AD-2017	395.27	8"	393.60 (S)	393.60 (S)	8" AD-2016
AD-2018	396.52	8"	394.72 (S)	394.52 (W)	8" AD-2016
AD-2019	396.65	8"	394.96 (E)	394.76 (N)	8" AD-2018
AD-2020	396.72	8"	395.05 (W)	395.05 (W)	8" AD-2019

NOTE: ALL HDPE TO BE ADS N-12 DUAL WALL OR APPROVED EQUAL.

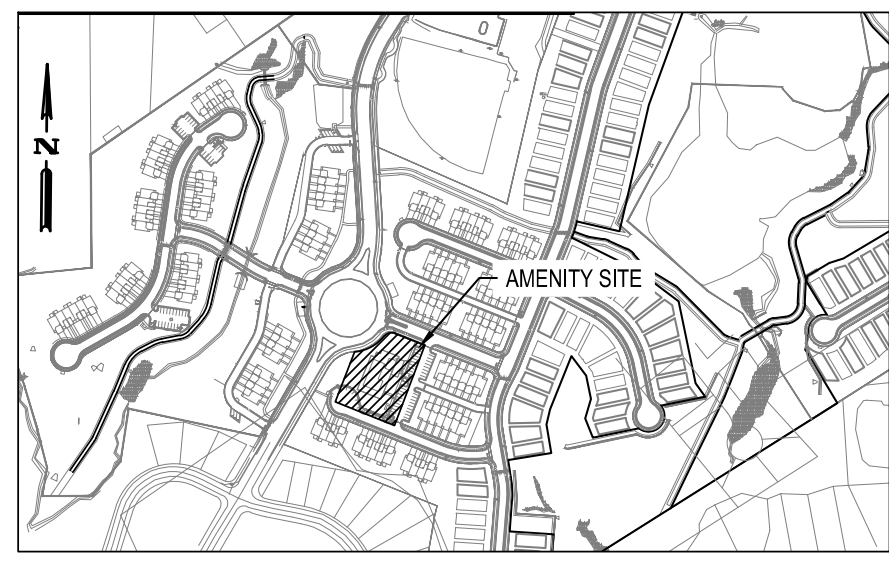
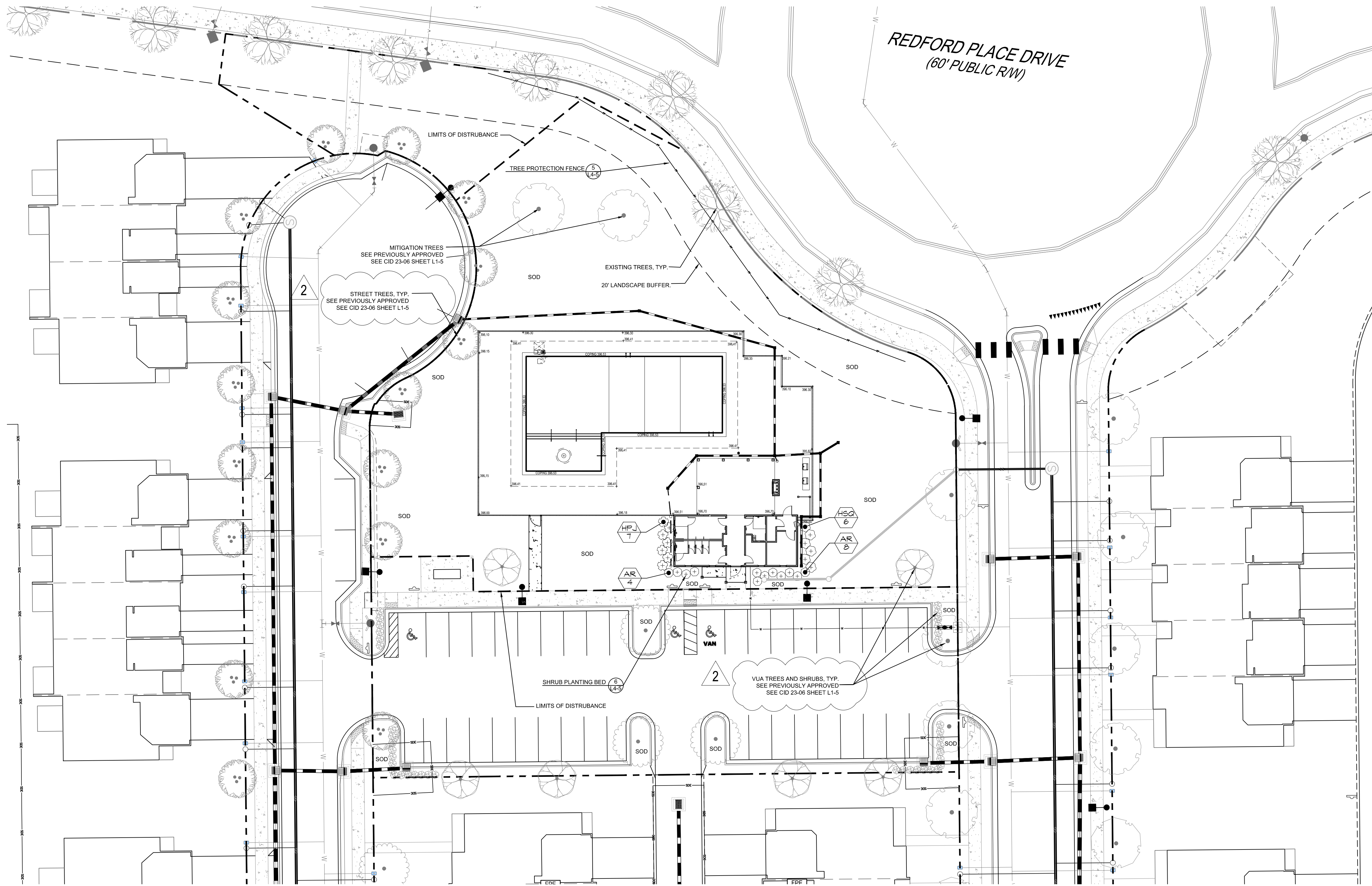
SCALE: 1" = 500'



FILE NUMBER:  
8430-03  
 DATE: 04/16/2025

**L4-3**

G:\NCAP\Projects\Lennar\43303 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L4-4 AMENITY - PLANTING PLAN.dwg Layout: L4-4 AMENITY - PLANTING PLAN Plotted: 5/19/2025 2:14:45 PM



SCALE: 1" = 500'

**SODDING NOTES**

**SITE PREPARATION**

1. CONTRACTOR TO FINE GRADE ALL SOD AREAS PRIOR TO INSTALLATION
2. CONTRACTOR TO LOOSEN SOIL TO A DEPTH OF 4" BY DISKING, RAKING, ROTO-TILLING, OR OTHER ACCEPTABLE MEANS, AND RAKE SMOOTH ENSURING ALL ROOTS, DEBRIS, AND STONES GREATER THAN 1"Ø ARE REMOVED.
3. CONTRACTOR TO PROVIDE A SOIL pH AND NUTRIENT TEST TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, AND AMEND SOIL AS NEEDED PER LOCAL COOPERATIVE EXTENSION OFFICE GUIDELINES TO ACHIEVE IDEAL GROWING CONDITIONS FOR BOTH TURF AND LANDSCAPE BEDS.
4. ALL SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF SOD.

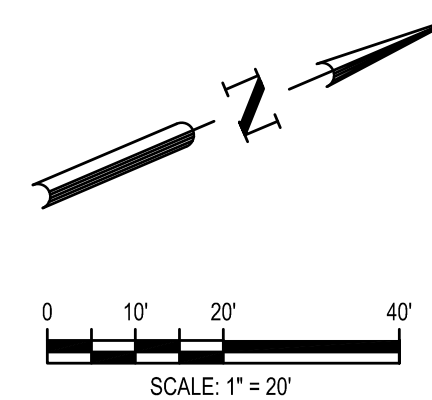
NO SODDED AREAS SHALL BE INSTALLED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING, HAVE OCCURRED.

**SOD INSTALLATION**

1. CONTRACTOR TO ENSURE SOD AREAS UTILIZE ROLLS THAT ARE NOT BROKEN OR STRETCHED AND FREE OF DISEASE, PESTS, AND THATCH.
2. SODDING SHALL OCCUR IN EARLY SPRING OR EARLY FALL AND SHALL BE INSTALLED WITHIN 24 HOURS OF ARRIVING ON SITE UNLESS APPROVED OTHERWISE BY LANDSCAPE ARCHITECT.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS ON SITE AND HAVE STAGGERED JOINTS. SOD SHALL BE STAKED ON SLOPES GREATER THAN 3:1 OR IN DRAINAGE SWALES.
4. CONTRACTOR TO APPLY STARTER FERTILIZER AT TIME OF SODDING AT A RATE RECOMMENDED BY THE MANUFACTURER.
5. CONTRACTOR IS RESPONSIBLE FOR WATERING AND CONTINUED MAINTENANCE OF SODDED AREAS UNTIL PROJECT COMPLETION

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	CONT
<b>SHRUBS</b>							
(+)	AR	11	Abelia x 'Rose Creek'	Rose Creek Abelia	24" ht	18" spr	3 gal
(+)	HPJ	7	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	24" ht	18" spr	3 gal
(+)	HSG	6	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	24" ht	18" spr	3 gal



**SITE DEVELOPMENT PLAN**  
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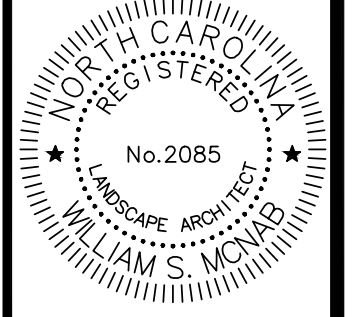
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REVIEWED BY: DF

**BCE**  
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NC LICENSE #C-4397

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

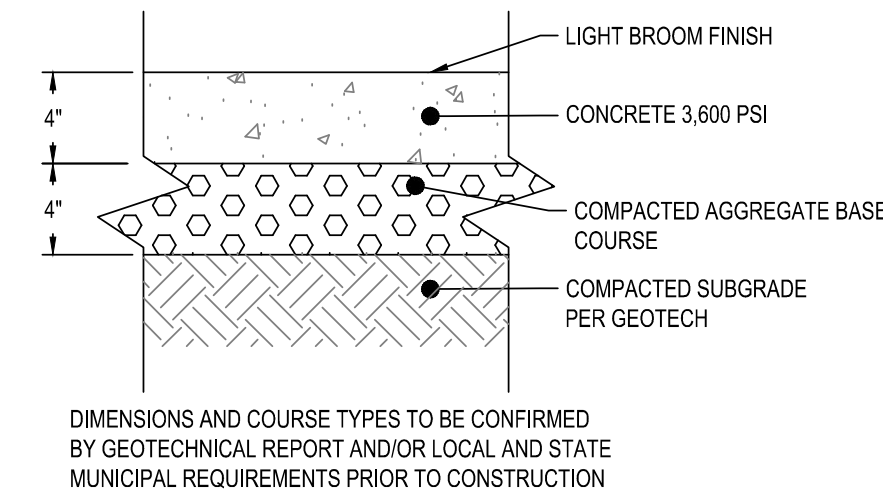
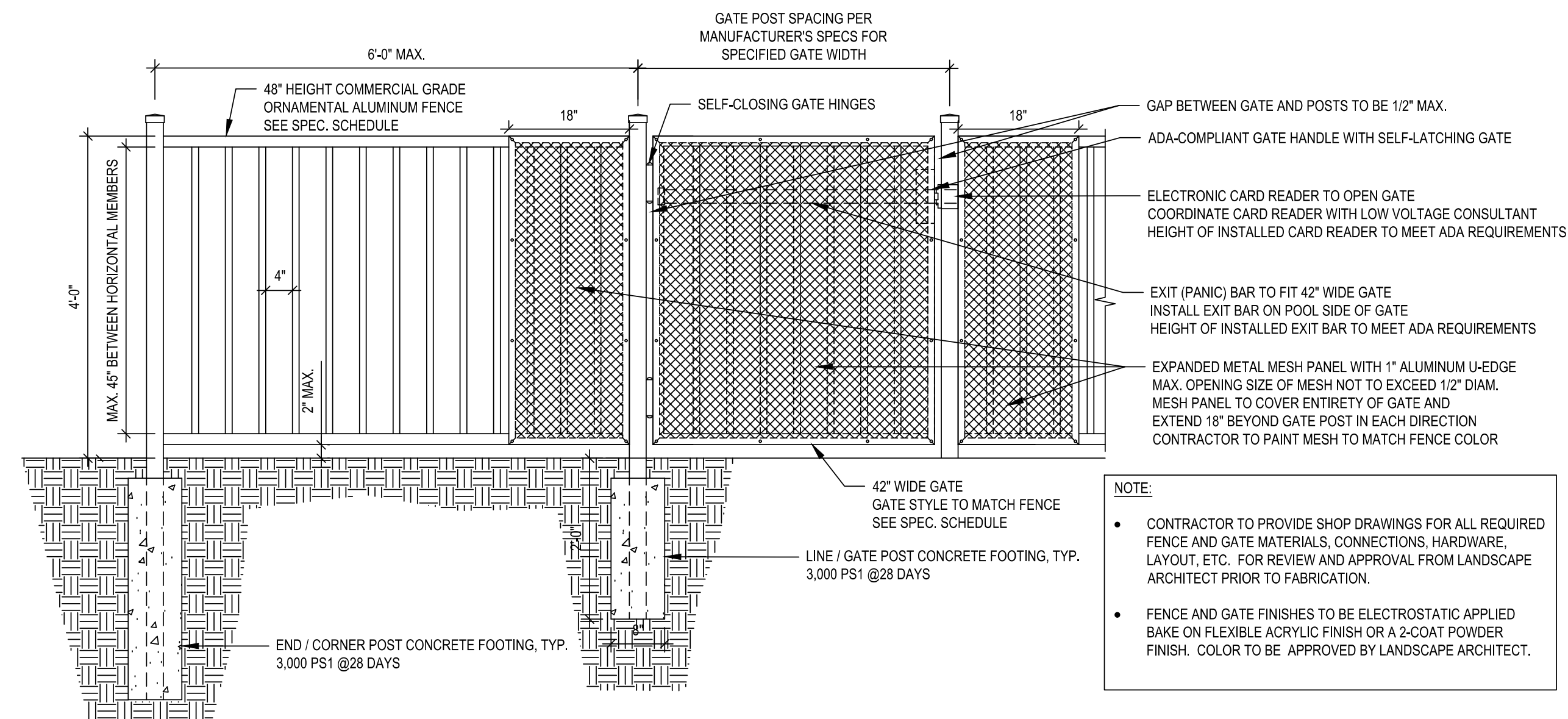
**PARKER RIDGE**  
**AMENITY CENTER**  
SDP-24-10  
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**AMENITY - PLANTING PLAN**



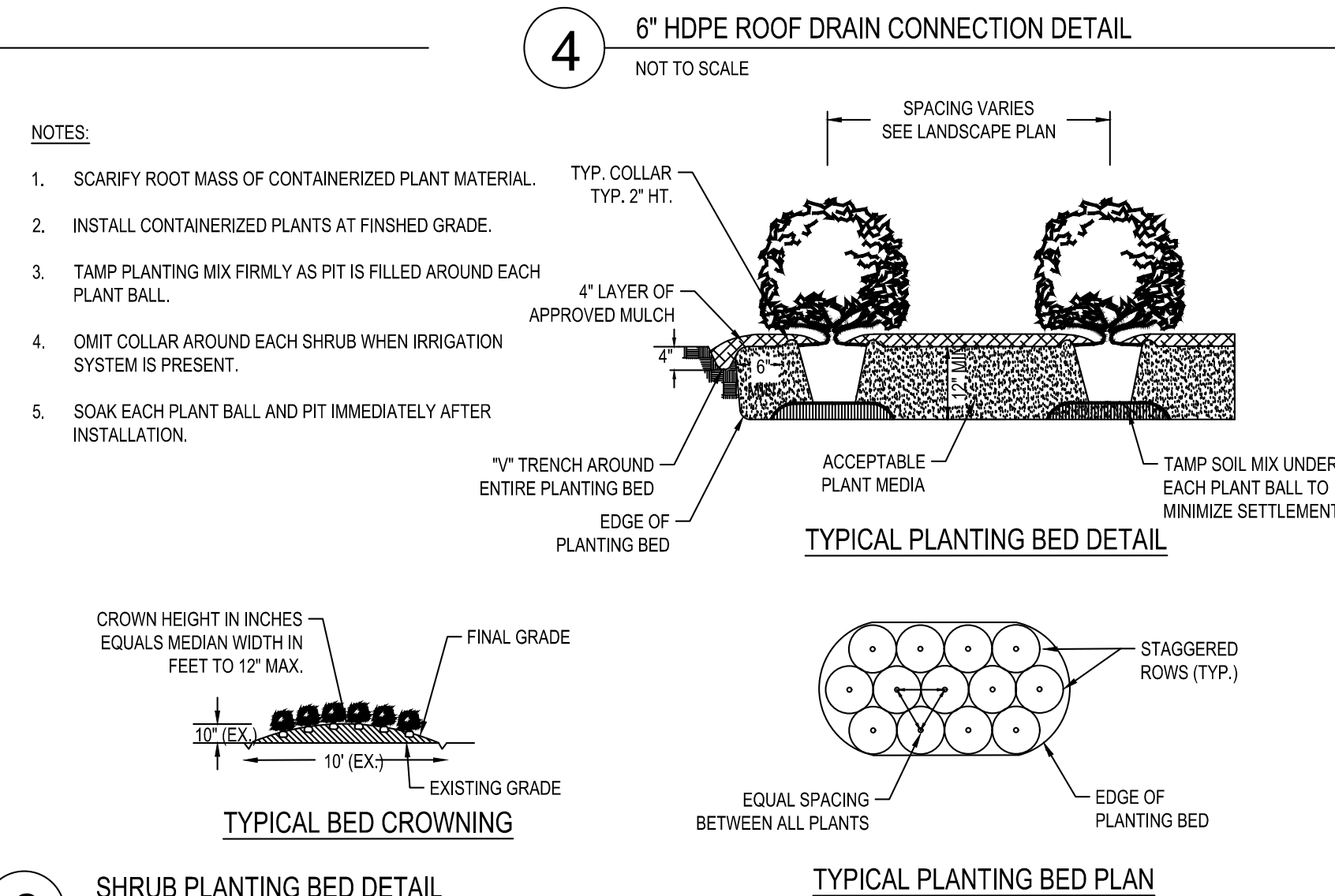
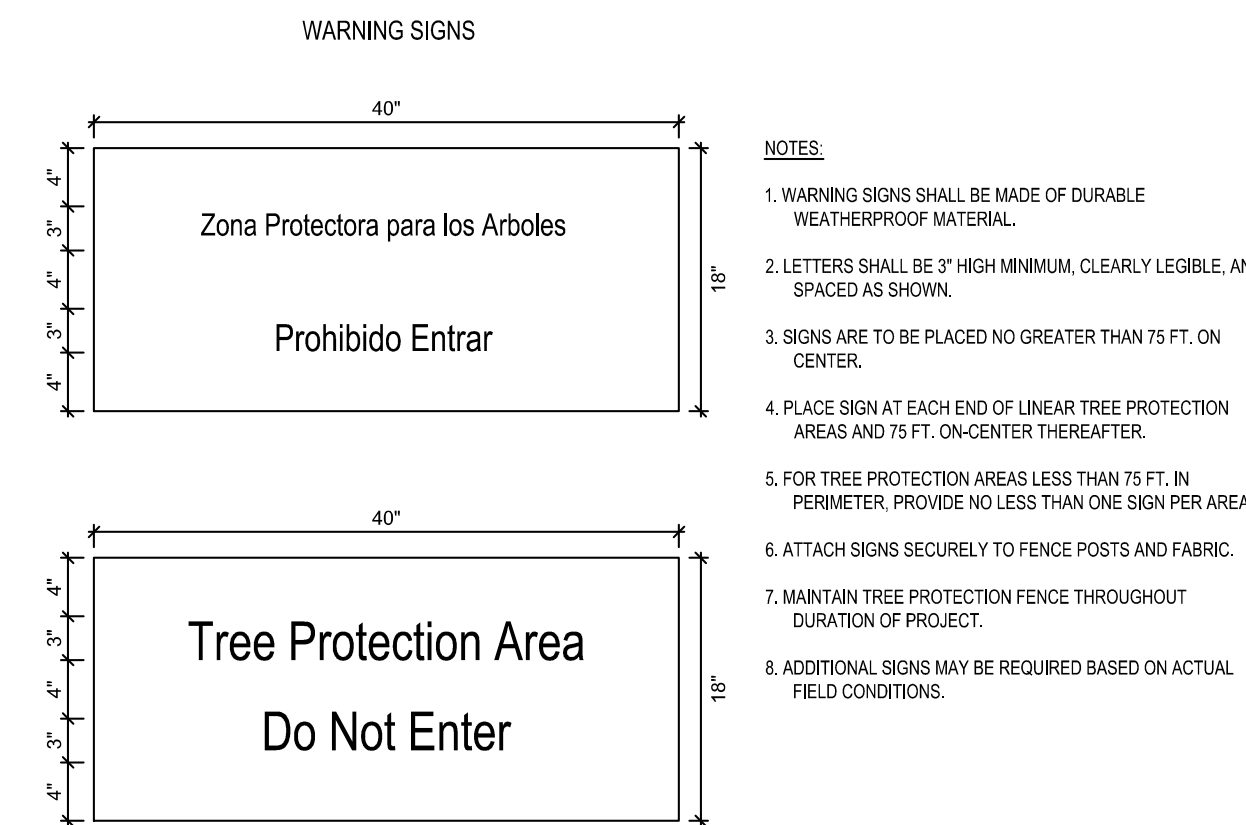
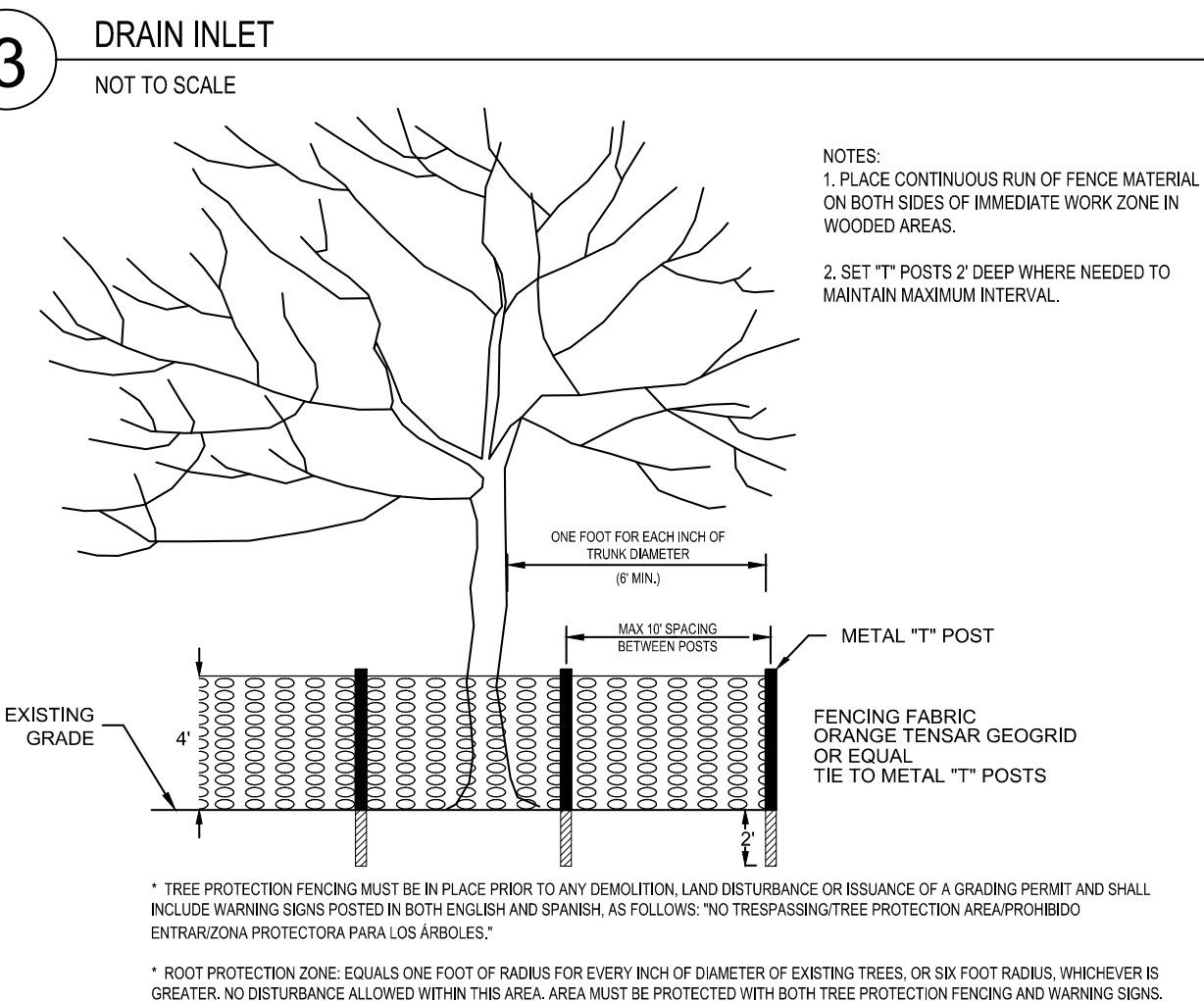
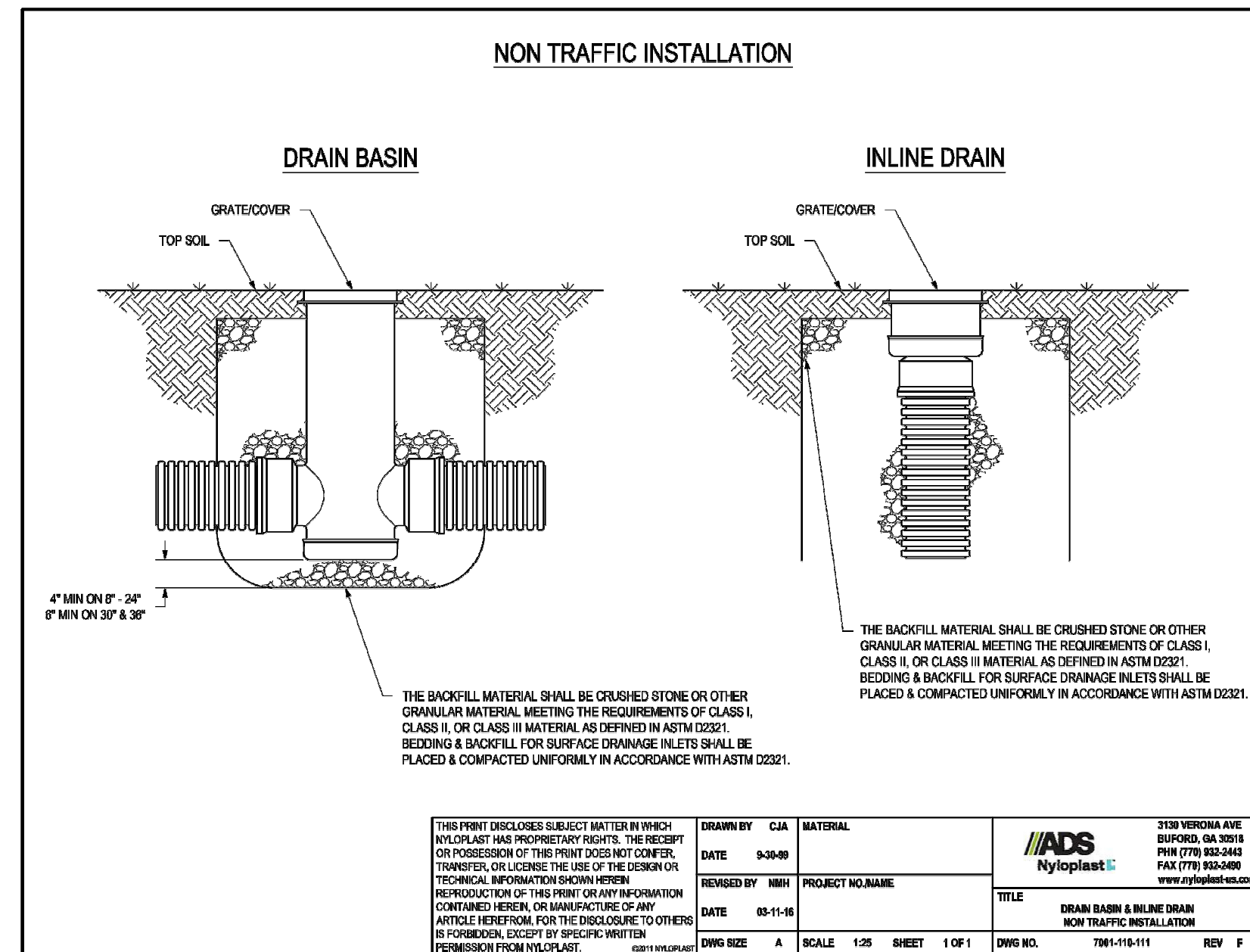
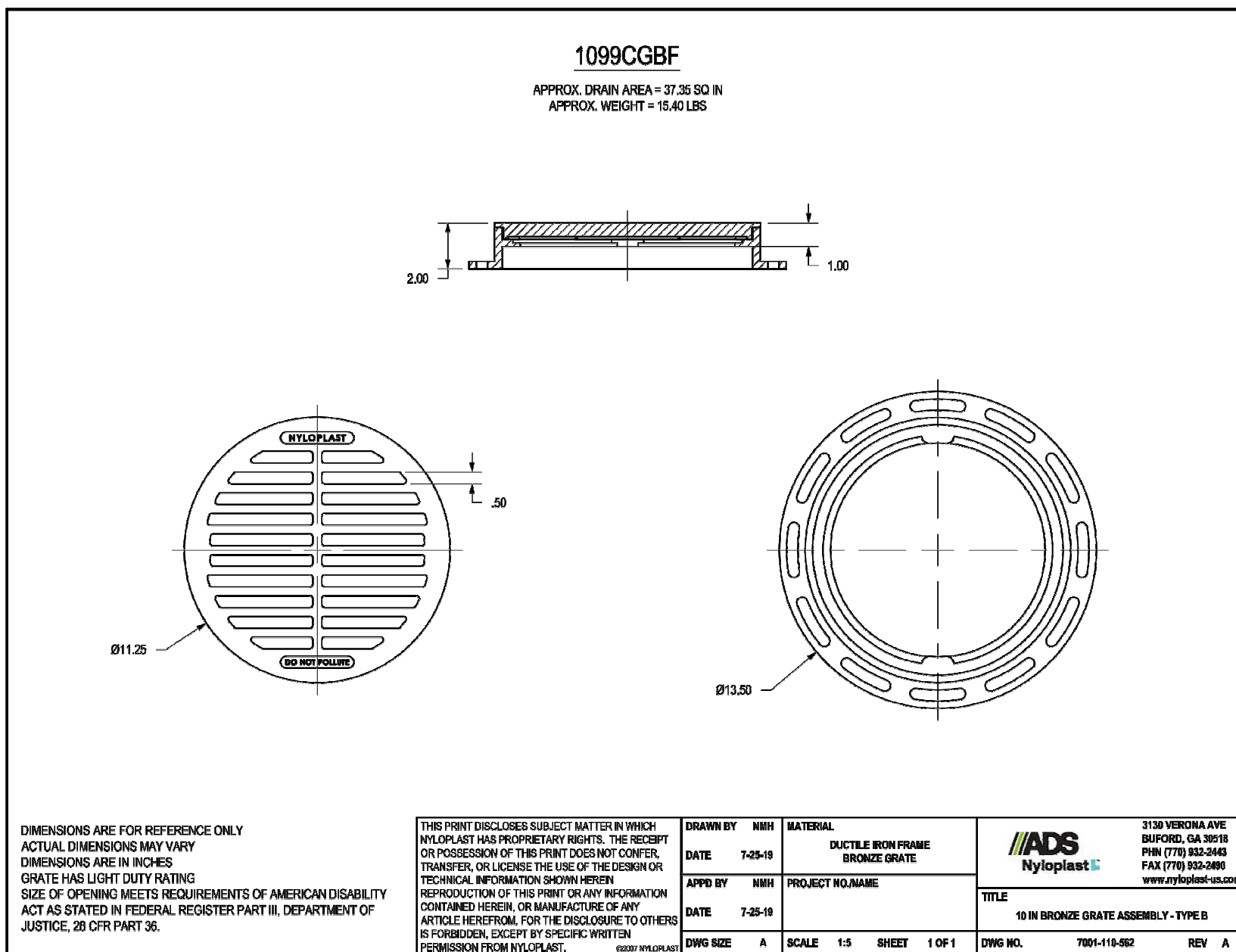
FILE NUMBER:  
8430-03  
DATE: 04/16/2025

**L4-4**



**NOTE:**

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REQUIRED FENCE AND GATE MATERIALS, CONNECTIONS, HARDWARE, LAYOUT, ETC. FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- FENCE AND GATE FINISHES TO BE ELECTROSTATIC APPLIED BAKE ON FLEXIBLE ACRYLIC FINISH OR A 2-COAT POWDER FINISH. COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT.



G:\NCP\Projects\Lennar\04-03-03 - Rolesville - School Street - Rolesville - Site and Planting Details (1 of 2). Plot: 5/19/2025 2:14:51 PM

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

**BCF**  
5438 WADE PARK BLVD., SUITE 420  
RALEIGH NC 27607  
WWW.BCFINC.COM  
NC LICENSE #C-4397

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

**PARKER RIDGE AMENITY CENTER**  
SDP-24-10  
82 SCHOOL STREET  
ROLESVILLE, NORTH CAROLINA 27571

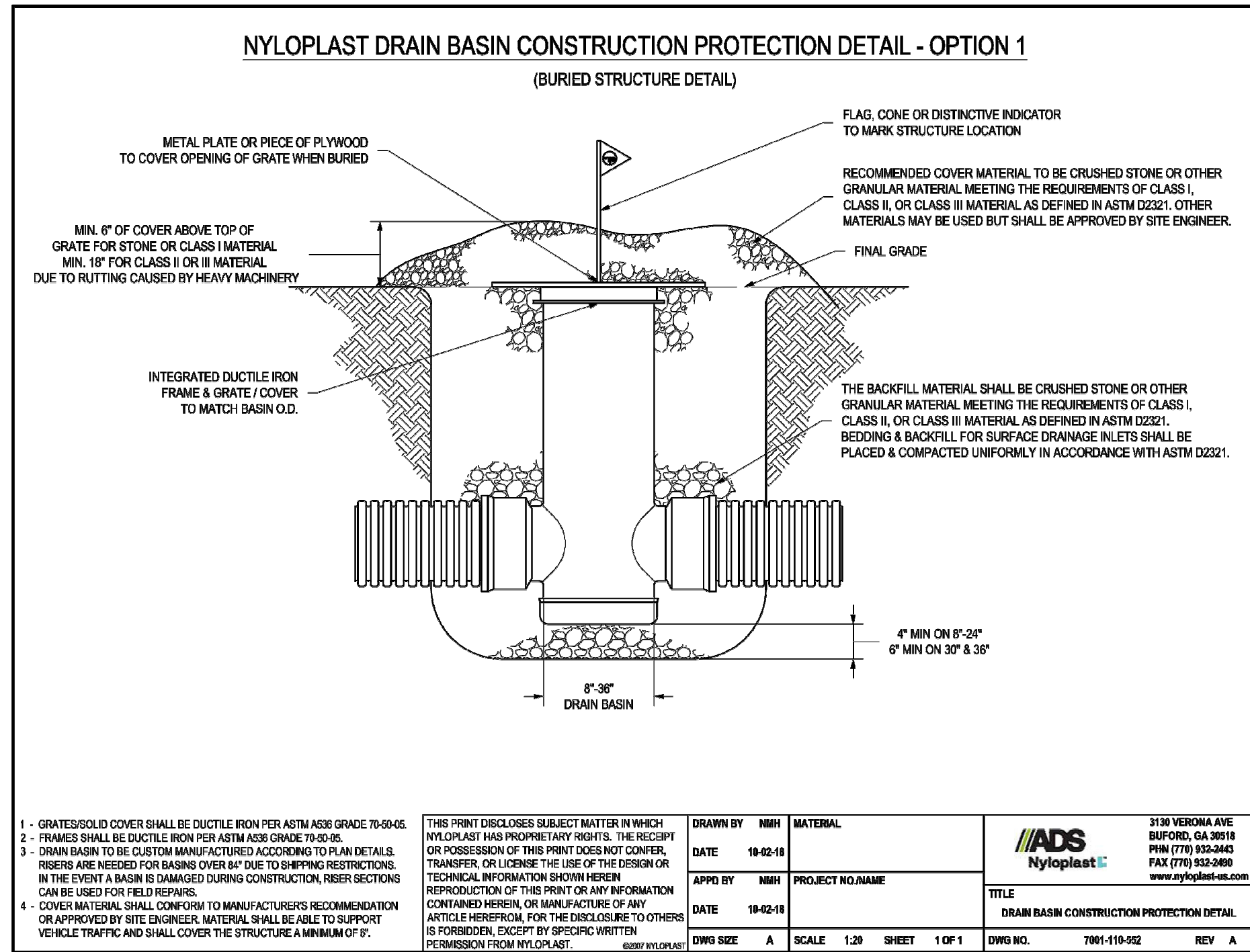
**AMENITY - SITE AND PLANTING DETAILS (1 OF 2)**

FILE NUMBER: 8430-03  
DATE: 04/16/2025  
L4-5



G:\NCP\Projects\Lennar\8430-03 - Lemnar - School Street - Rolesville\03 - DWG\PlanSheets\Or-Site\14-6 SITE AND PLANTING DETAILS.dwg Layout: 14-6 AMENITY - SITE AND PLANTING DETAILS (2 OF 2) Plotter: 5/19/2025 2:14:53 PM

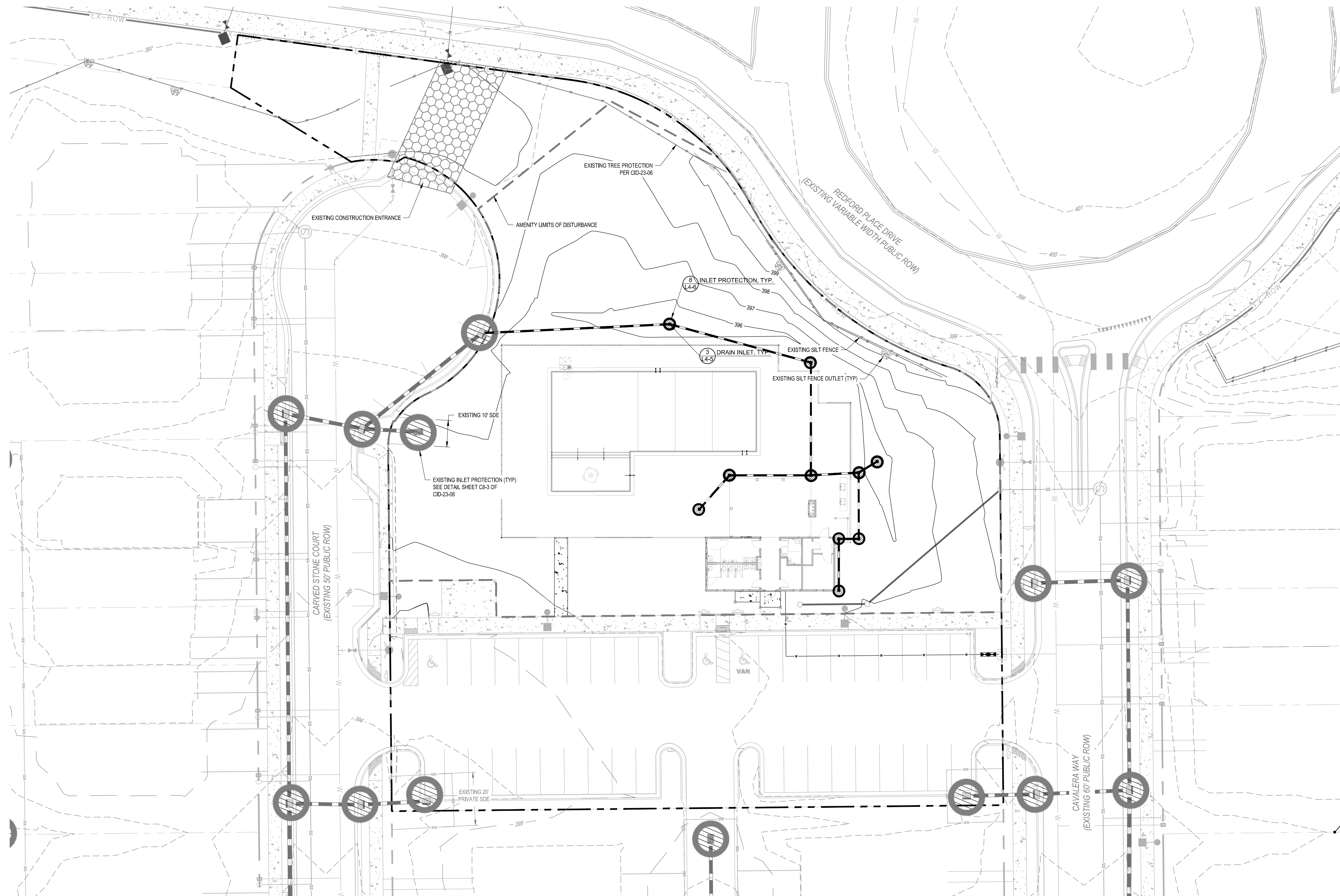
**7** SLOTTED DRAIN  
NOT TO SCALE



**8** NYLOPLAST DRAIN INLET PROTECTION  
NOT TO SCALE



G:\NCPA\Projects\Lamar\8430-03 - Lamar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L4-3 AMENITY - EROSION CONTROL.dwg Layout: L4-7 AMENITY - EROSION CONTROL Plotted: 5/19/2025 2:15:29 PM



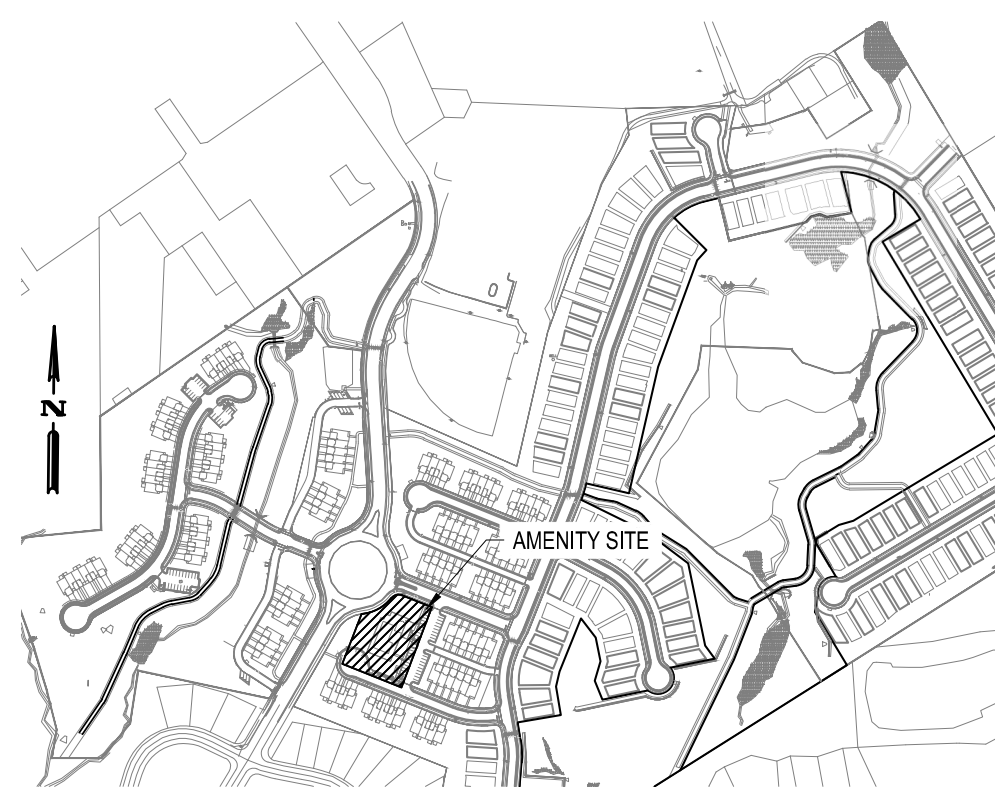
PROPOSED GRADING AND DRAINAGE LEGEND

	PROPOSED BORING
	PROPOSED DETENTION
	PROPOSED CLEARING LIMITS
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT
	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
	PROPOSED STORM SYMBOL
	PROPOSED BUILDING SPOT
	PROPOSED STEM WALL
FPE	FINISHED PAD ELEVATION

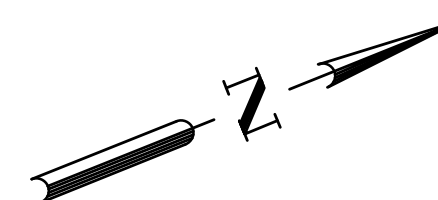
PROPOSED UTILITY LEGEND

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

NOTE: INITIAL SITE STABILIZATION TO BE PER CID-23-06



SCALE: 1" = 500'



SCALE: 1" = 20'

SITE DEVELOPMENT PLAN  
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



REV	DATE	DESCRIPTION
1	04/16/2025	PER TOWN OF ROLESVILLE COMMENT
2	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
3	01/02/2025	PER TOWN OF ROLESVILLE COMMENT

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

**BCE**  
5438 WADE PARK BLVD, SUITE 420  
RALEIGH NC 27607  
WWW.BCEINC.COM  
NC LICENSE #C-4397

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

**PARKER RIDGE AMENITY CENTER**  
SDP-24-10  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

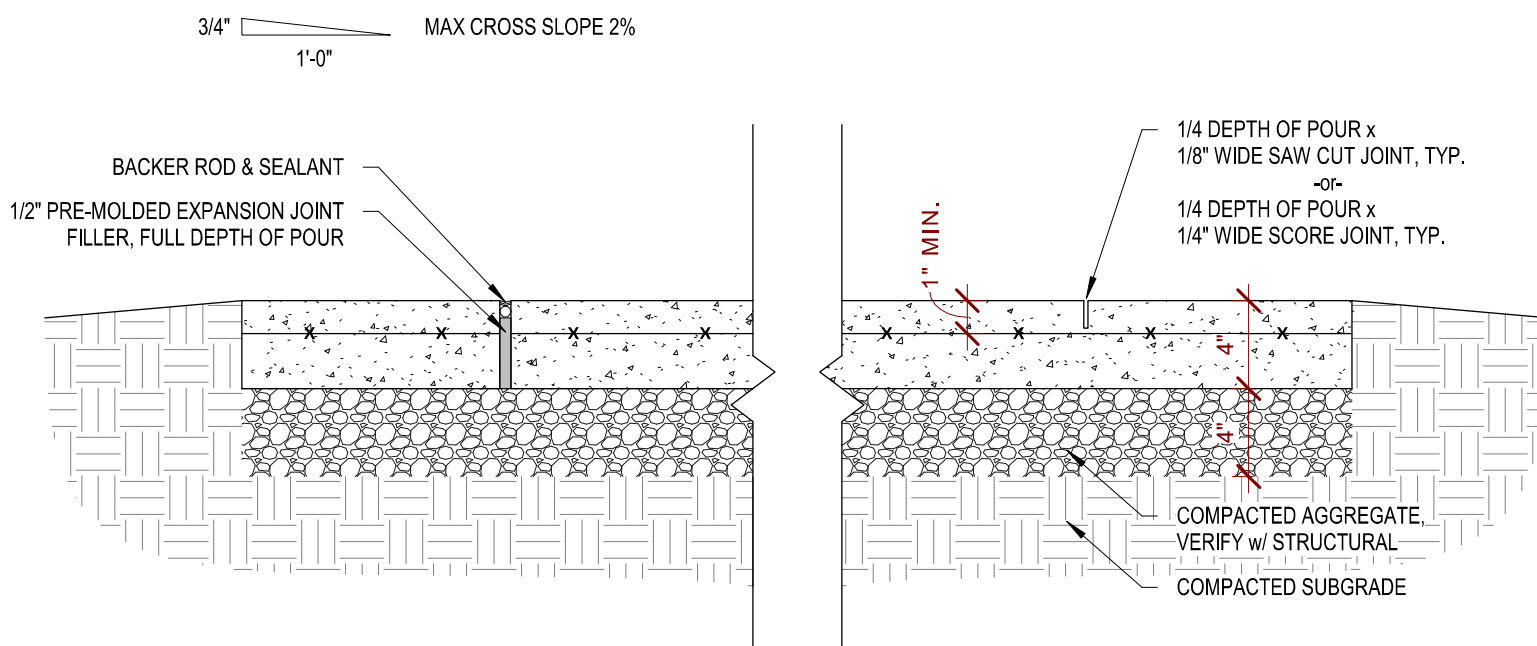
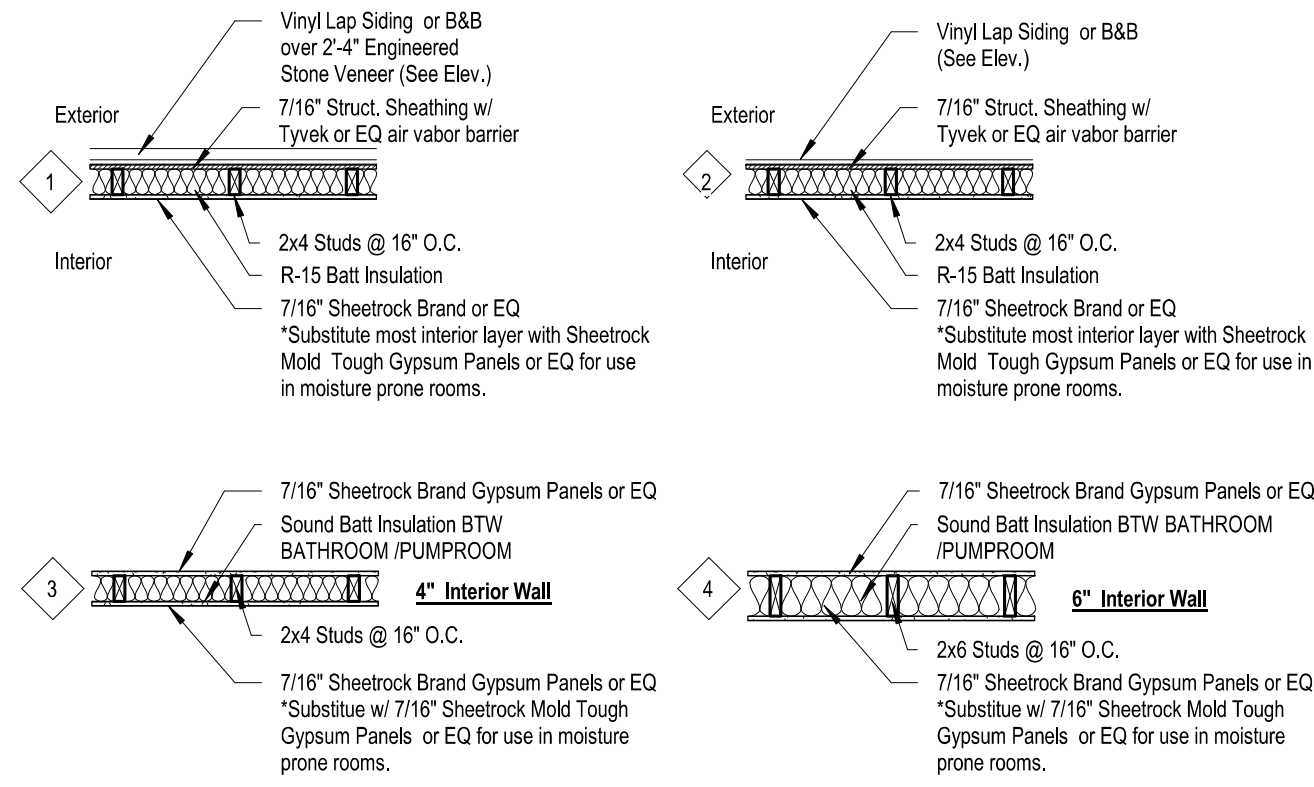
**AMENITY - EROSION CONTROL**

FILE NUMBER: 8430-03  
DATE: 04/16/2025

L4-7

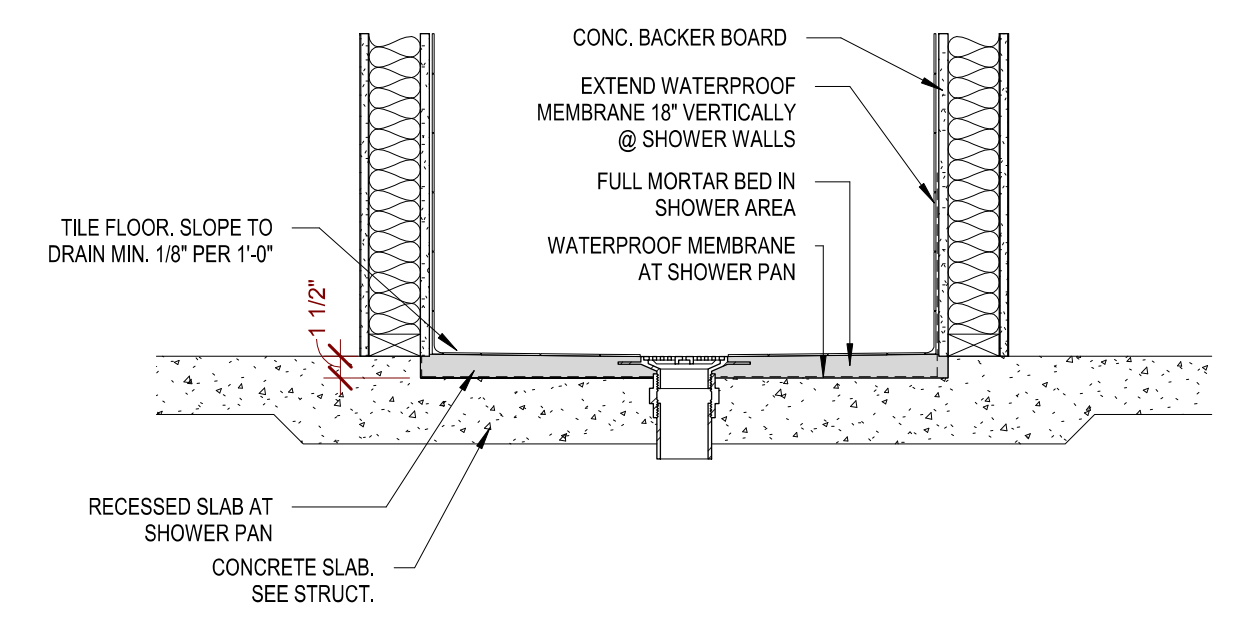


# Wall Type Details

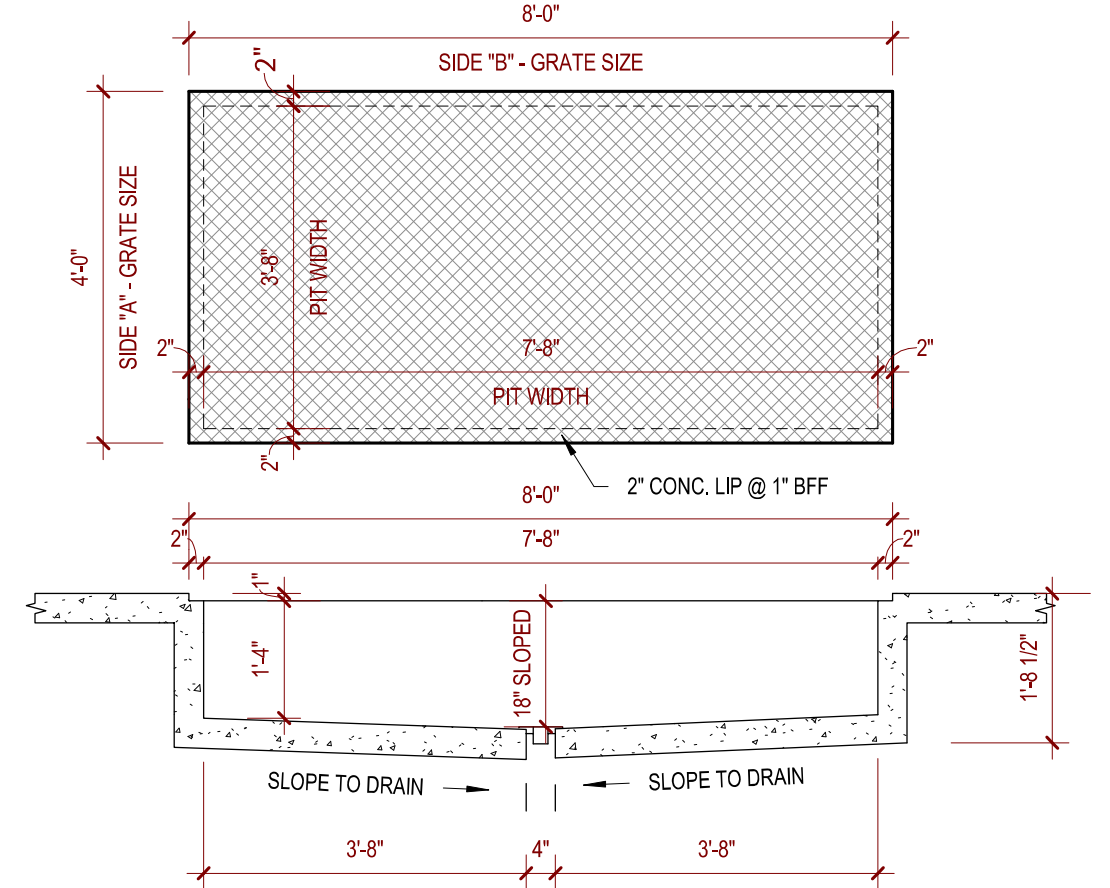


- NOTES:**
- ALL JOINTS TO BE CUT w/ WET WALK BEHIND SAW TO ENSURE ALL CUTS ARE PERPENDICULAR w/ FACE OF CONCRETE.
  - MAXIMUM CONTROL JOINT SPACING SHALL BE 10 FT. IN EACH DIRECTION UNLESS SHOWN OTHERWISE ON PLAN. SEE STRUCT.
  - PROVIDE EXPANSION JOINT WHERE SLABS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED ON PLANS OR 25'-0" MAX O.C.

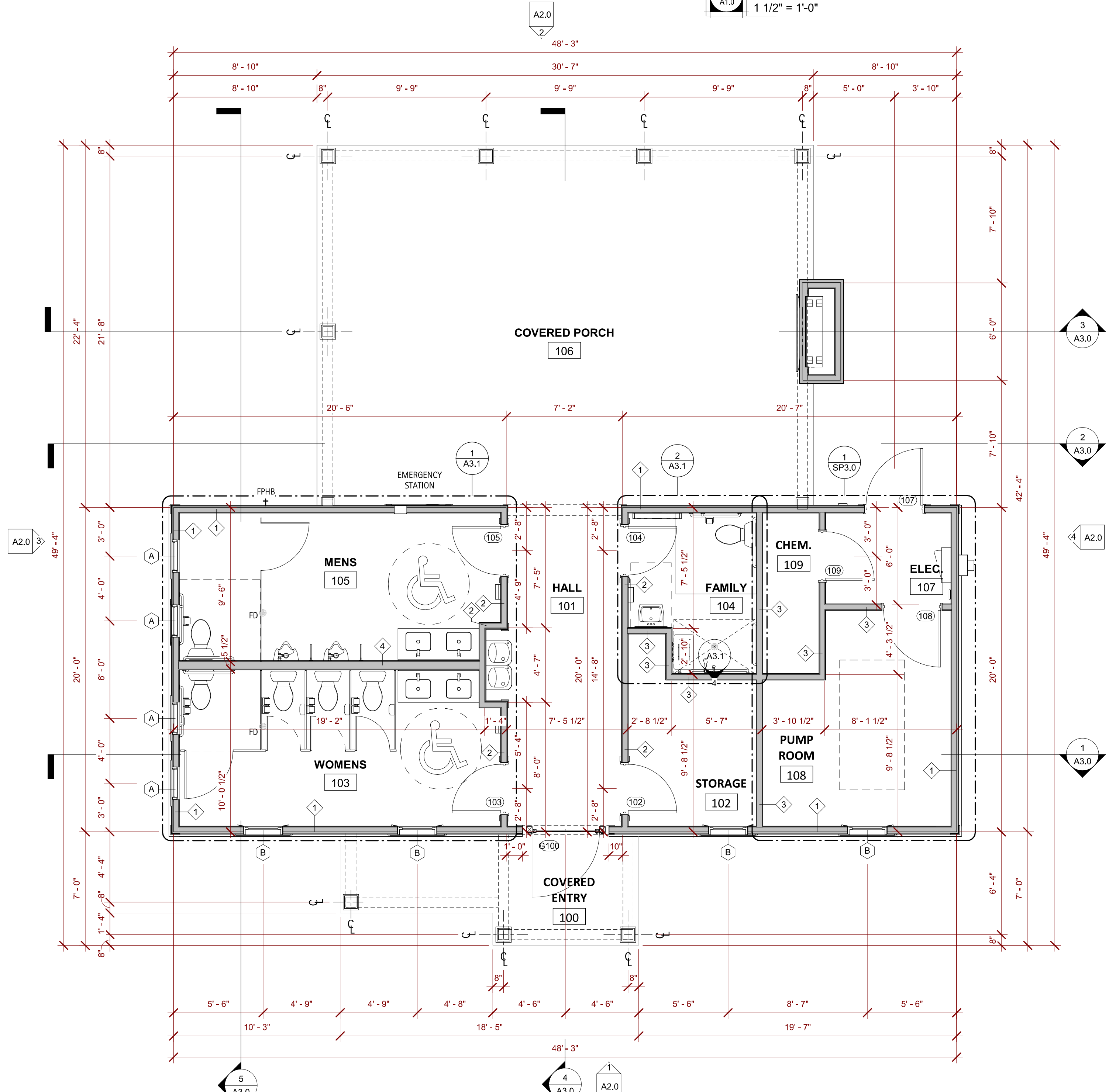
**5 Detail - Typ Concrete Joints**  
1 1/2" = 1'-0"



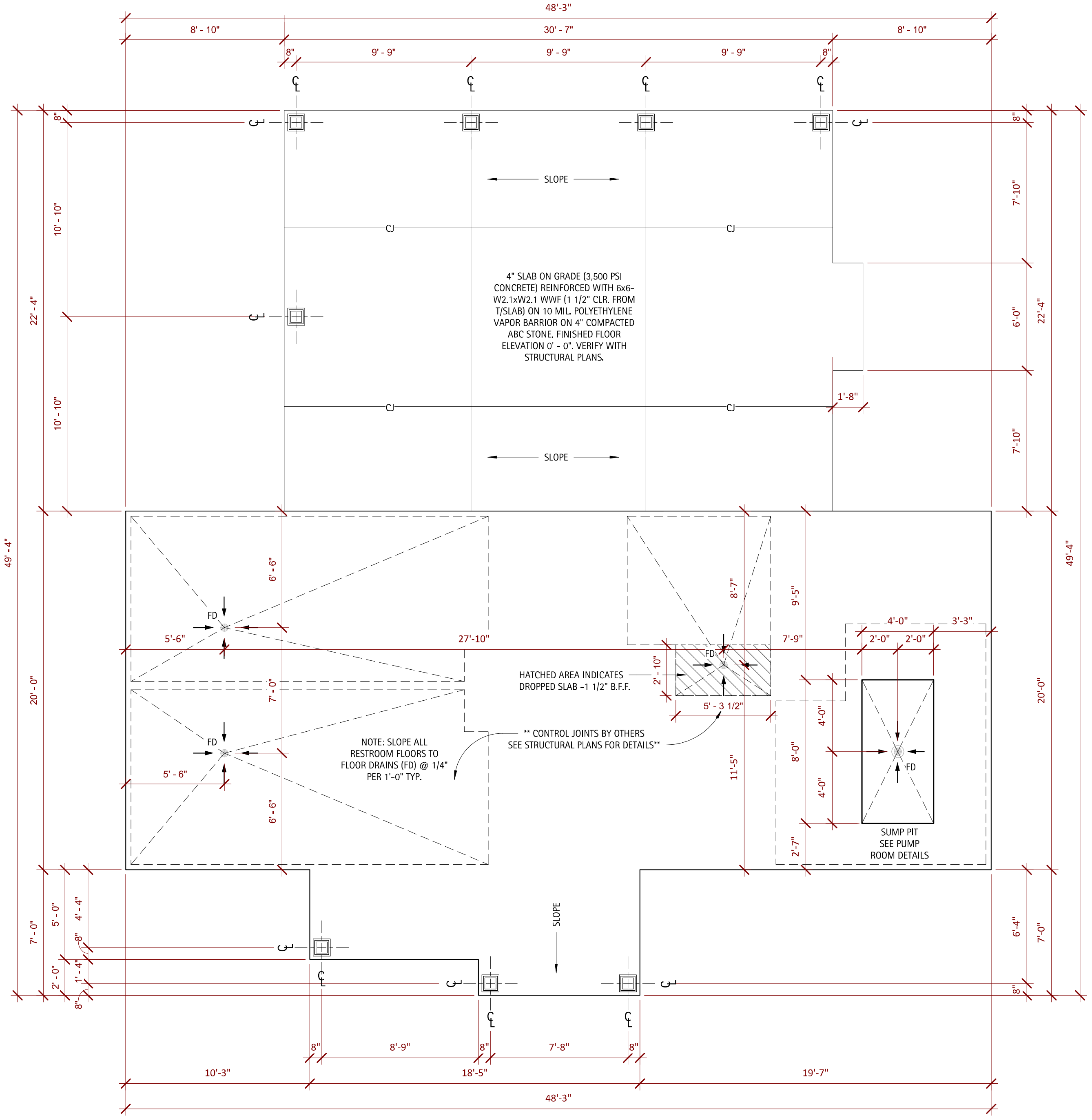
**4 Detail - Recessed Slab @ Shower**  
1" = 1'-0"



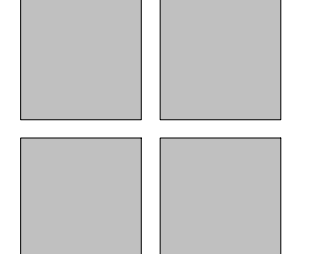
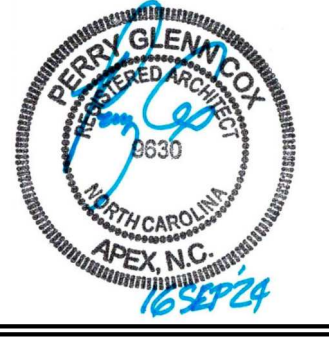
**3 Detail - Sump Pit**  
1/2" = 1'-0"



**2 Ground Floor Plan**  
1/4" = 1'-0"



**1 Foundation Plan**  
1/4" = 1'-0"



**Perry Cox**  
architect, p.a.  
207 Hudson Ave., Apex, NC 27502  
P: 919.353.5411  
www.pcoxdesign.com

DATE	
REVISION	
NO.	





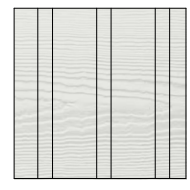

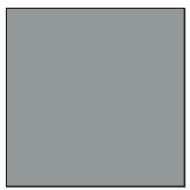




SHEET DESCRIPTION  
**FOUNDATION & FLOOR PLANS**

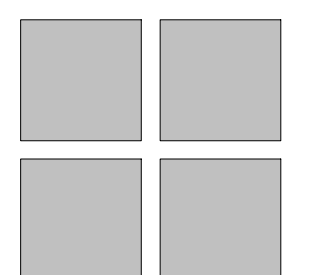
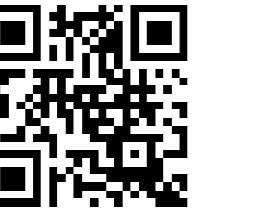
PROJECT #:	2024039
DATE ISSUED:	09/16/2024
DRAWING BY:	JVD
CHECKED BY:	DSC/PGC

**PARKER RIDGE AMENITY  
LENNAR HOMES  
AMENITY & POOL  
ROLESVILLE, NC**

**A1.0**

# MATERIAL LEGEND

 ASPHALT ROOF SHINGLES - GAF/TIMBERLINE NATURAL COLOR: CHARCOAL GRAY	 PRE-ENGINEERED STONE VENEER - STYLE: PROVIA CUT; TERRA CUT COLOR: FLINTRIDGE	 PAINTED TRIM, COLUMN & DROP BEAM - COLOR: PURE WHITE (SW 7005)	 FIBER CEMENT LAP SIDING - JAMES HARDIE COLOR PLUS COLOR: ARTIC WHITE	 FIBER CEMENT BOARD & BATTEN - JAMES HARDIE COLOR PLUS COLOR: ARTIC WHITE	 SHUTTERS - COLOR: MID-AMERICAN TUXEDO GRAY	 EXTERIOR DOORS COLOR: AFRICAN GRAY (SW 9162)	 METAL GATE & FENCE - COLOR: TRICORN BLACK (SW 6258)
 PRE-FINISHED SEAMLESS ALUM GUTTER COLOR: WHITE	 WINDOW STYLE & COLOR STYLE: 4 OVER 1 COLOR: WHITE MI 4300 SERIES OR SIMILAR	 FIBER CEMENT TRIM BOARD JAMIE HARDIE COLOR PLUS COLOR: ARTIC WHITE					



**Perry Cox**  
architect, p.a.  
207 Hudson Ave., Apex, NC 27502  
P: 919.363.5411  
www.pcoxdesign.com

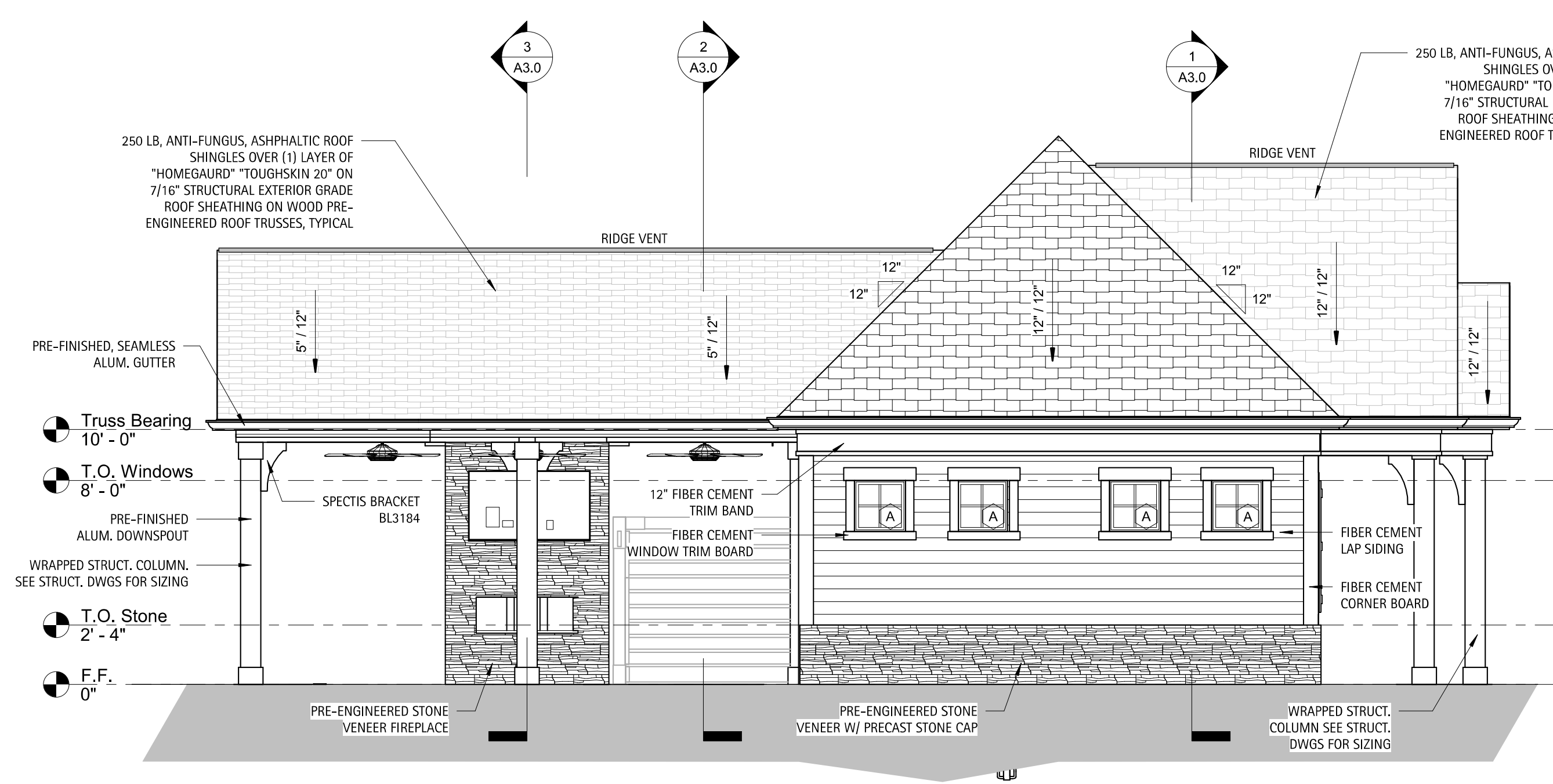
DATE	
REVISION	
NO.	

## EXTERIOR ELEVATIONS

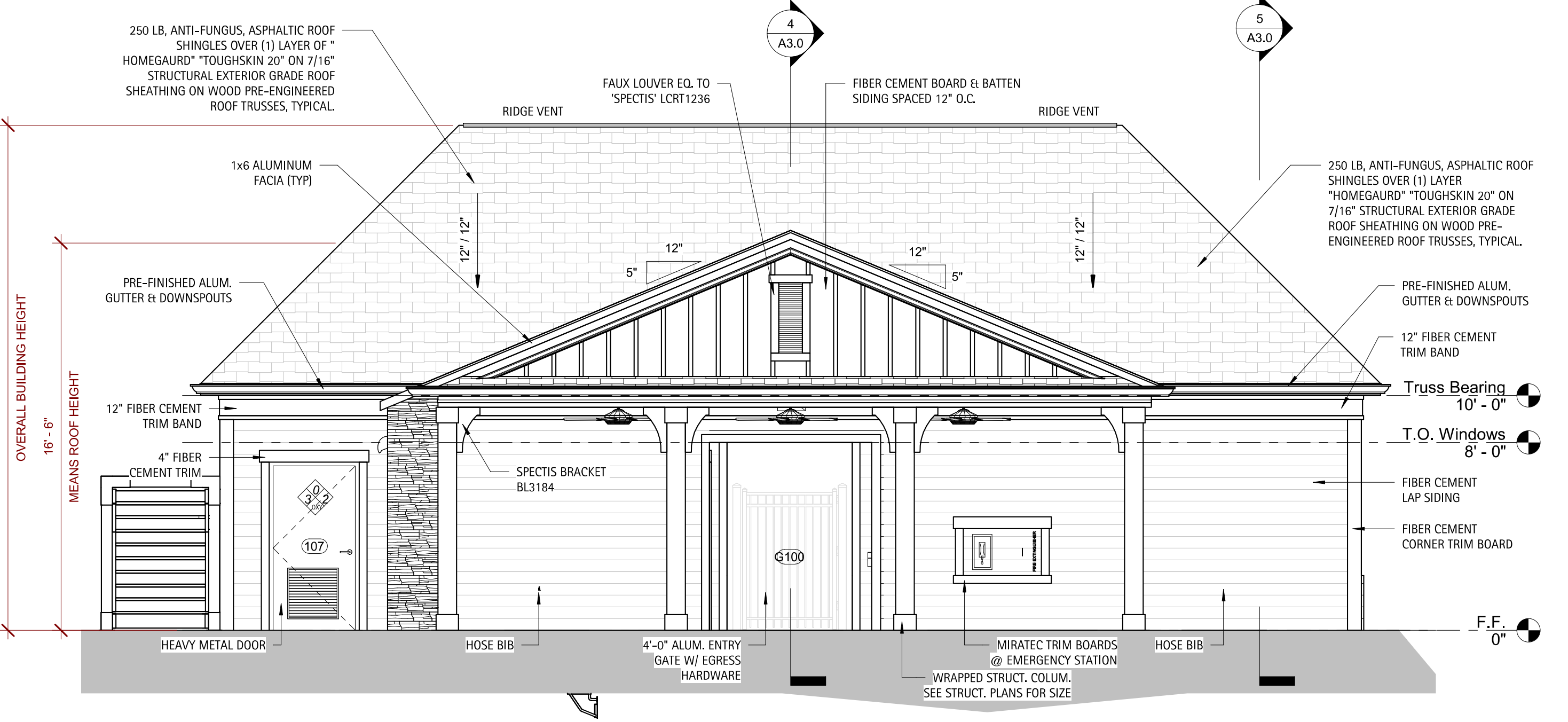
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DATE ISSUED: 09/16/2024  
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PARKER RIDGE AMENITY  
LENNAR HOMES  
AMENITY & POOL  
ROLESVILLE, NC

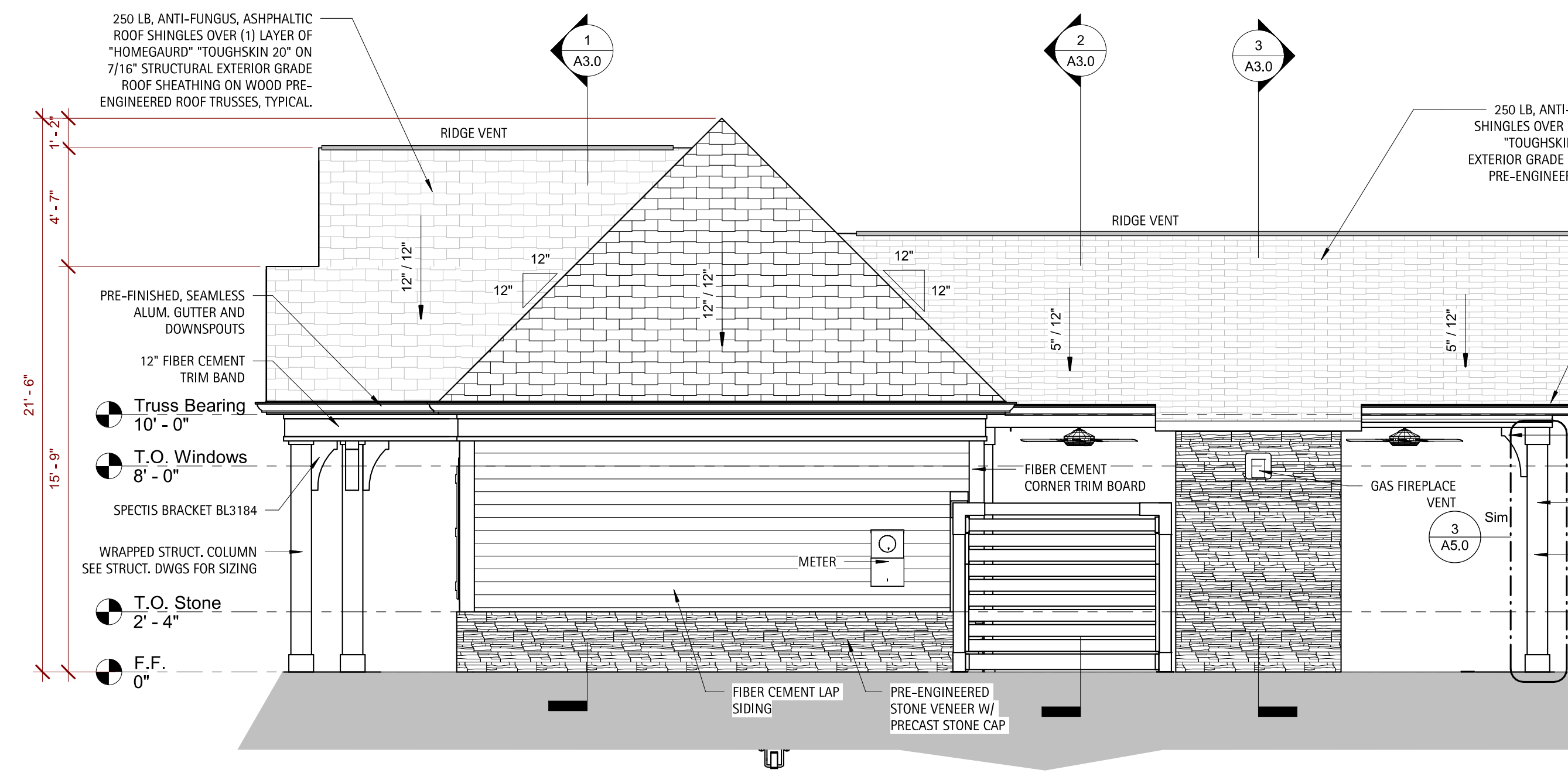
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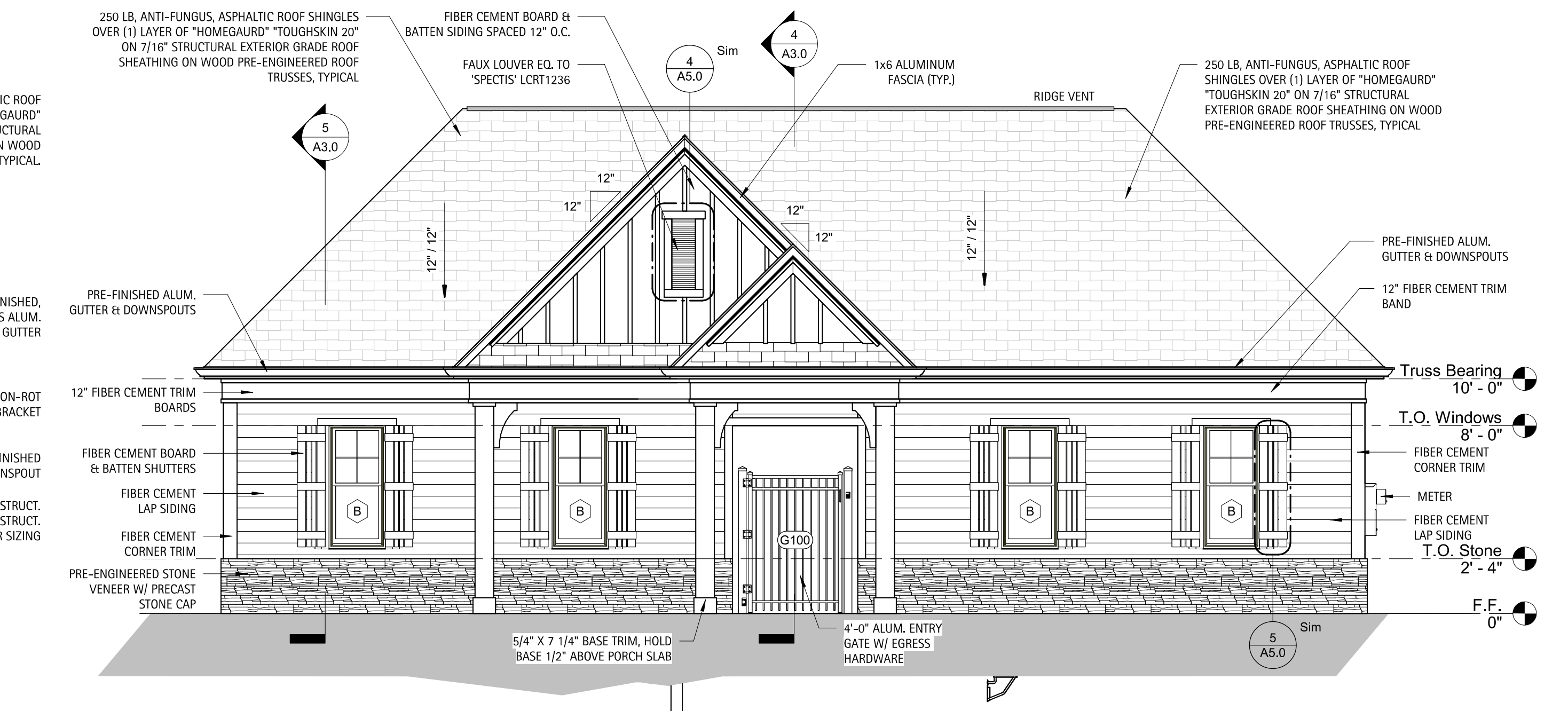
**3 Left Side Elevation**  
1/4" = 1'-0"



**2 Rear Elevation**  
1/4" = 1'-0"



**4 Right Side Elevation**  
1/4" = 1'-0"



**1 Front Elevation**  
1/4" = 1'-0"

Symbol	Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor
	A	49	LED 50w Roadway - Type III - 3000K - Street	5312	0.85
	B	5	LED 50w Roadway - Type III - 3000K - Parking	5312	0.85

### Outdoor Lighting



**MICRO LED ROADWAY**  
(Meets Dark Sky Criteria)

**Light source:** LED (white)  
**Wingspan:** 50 watts, 70 watts  
**Lumens:** 5,232 - 8,170  
**Light pattern:** E30A Type II, II, V  
**IESNA vault classification:** Full-cutoff  
**BAC setup:** Type II = S1-U052 (20W) S2-U052 (70W)  
 Type III = S2-U052 (20W)  
 Type V = S2-U051 (50w or 70w)  
**Color temperature:** 3,000K



**POLE AVAILABLE**

POLE AVAILABLE	MOUNTING HEIGHT	CODING
Phongem	25', 30', 35'	Crng, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Customized

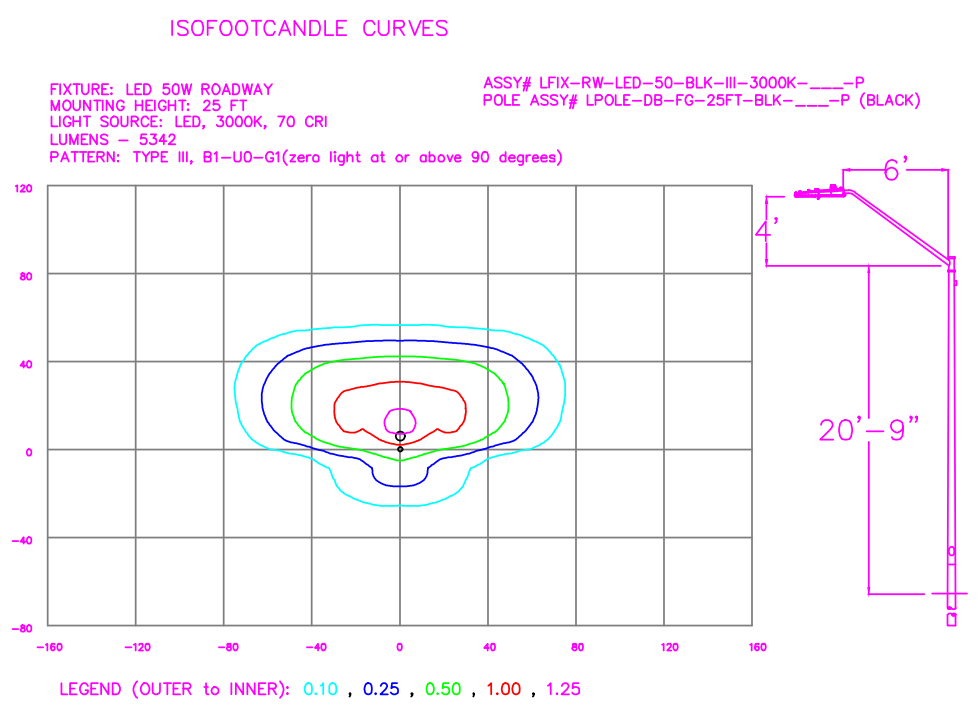
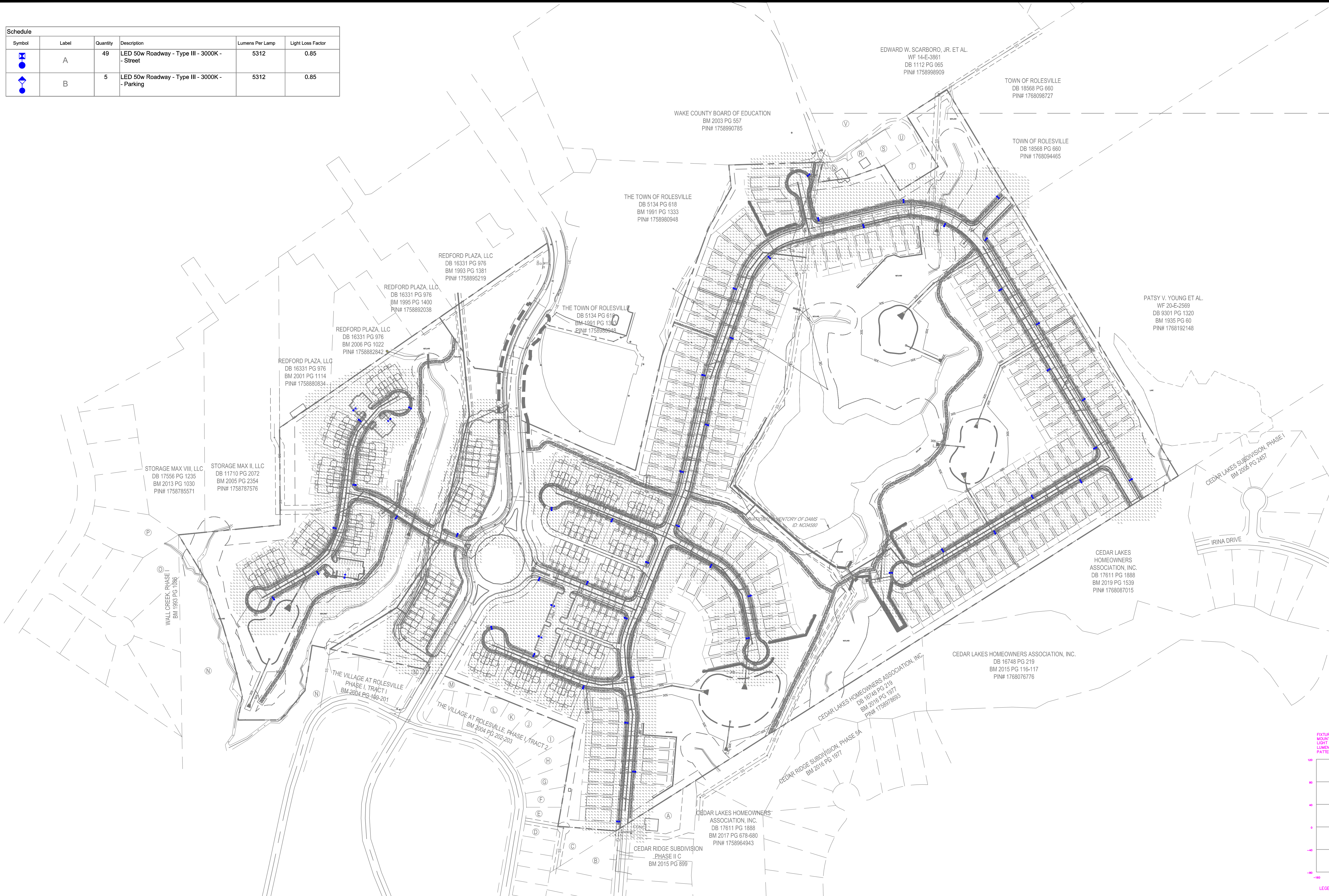
**FEATURES**

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- One low monthly cost on your electric bill

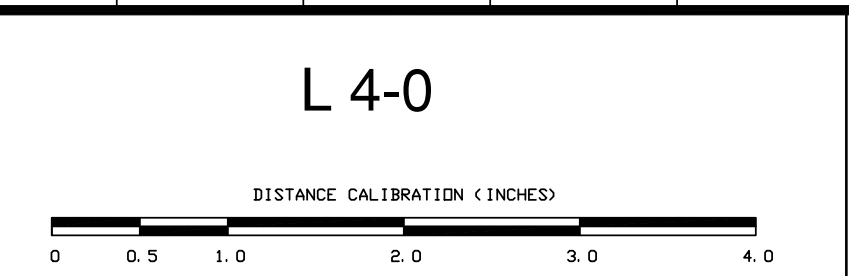
**BENEFITS**

- Provides hassle-free installation and service
- Focuses up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

For additional information, contact us at [LED@DukeEnergy.com](mailto:LED@DukeEnergy.com).

NO.	DATE	REVISION	BY



**LIGHTING DESIGN TOLERANCE**

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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PARKER RIDGE	
Rolesville, NC	
SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	N. Johnson Scale 1" = 150'
Date	07/18/2023 Size Drawing size "D"
Description	LED Roadway
Drawing No.	23-0308A Sht. 1 OF 1

Symbol	Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor
⊕	A	49	LED 50w Roadway - Type III - 3000K - Street	5312	0.85
⊕	B	5	LED 50w Roadway - Type III - 3000K - Parking	5312	0.85

### Outdoor Lighting



**LED**  
LED-emitting diode

**Mounting height**  
20', 25', 30'

**Color**  
Gray / Black

**Pole**  
Flangeless Metal Wood

**Applications**  
Neighborhoods Parks Streets

**Light source:** LED (white)  
**Wingspan:** 50 inches, 70 inches  
**Lumens:** 5,232 - 8,170  
**Light pattern:** E30A Type II, II, V  
**IESNA vault classification:** Full-cutoff  
**BFC setup:** Type II = B1-U0-02 (20W)  
Type III = B1-U0-02 (20W)  
Type V = B1-U0-01 (20w or 30w)  
**Color temperature:** 3,000K

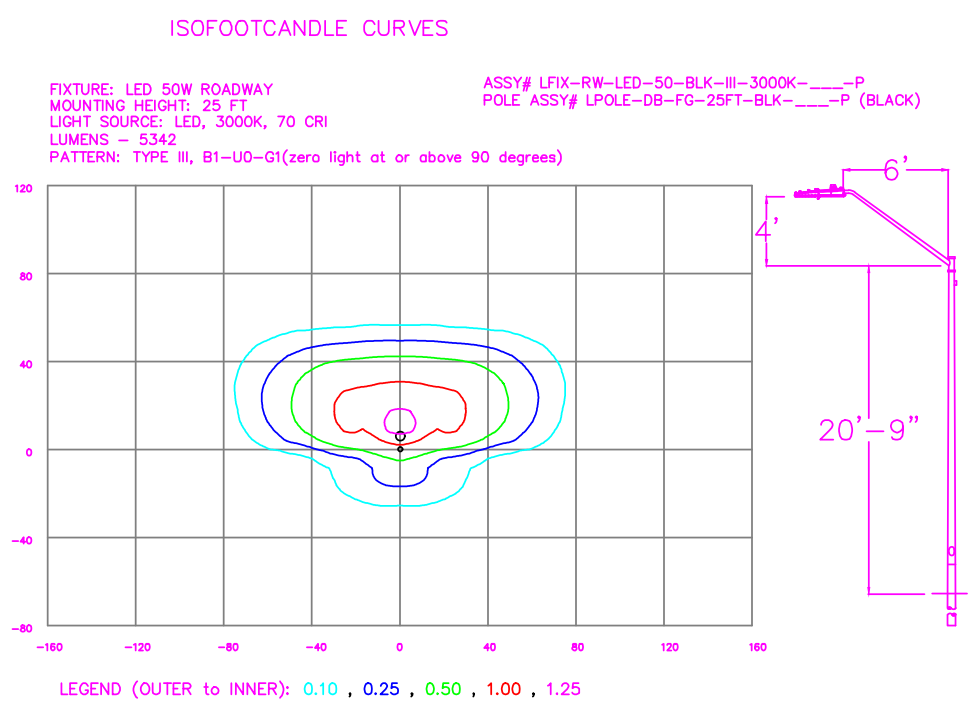
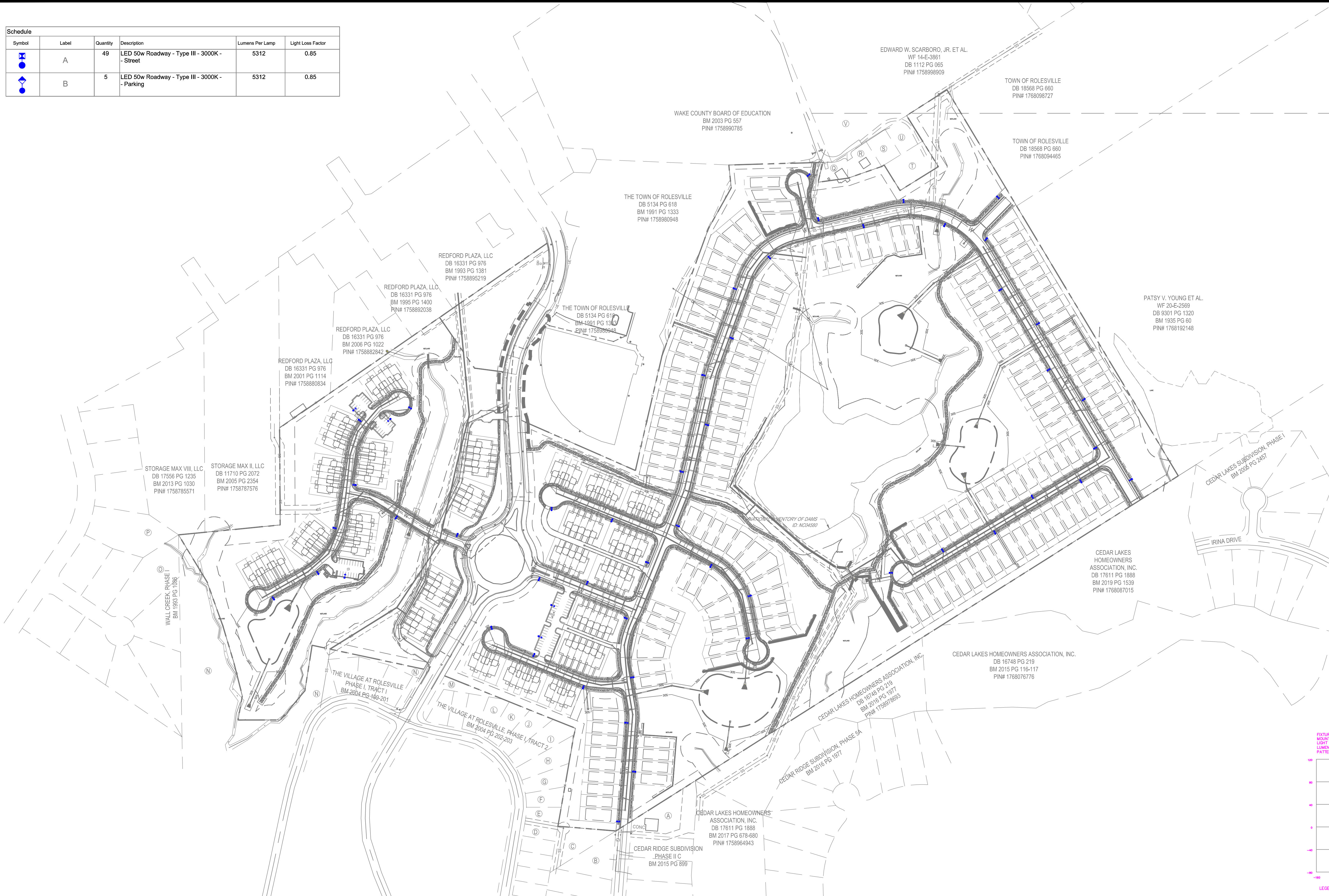
**Light distribution patterns**

POLE AVAILABLE	MOUNTING HEIGHT	CUT-OFF
Flangeless	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Customized

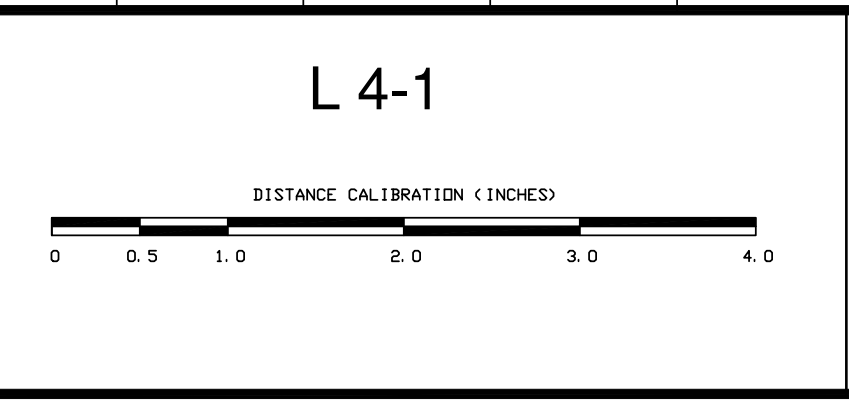
FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Focuses up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at [LED@dukeenergypower.com](mailto:LED@dukeenergypower.com).

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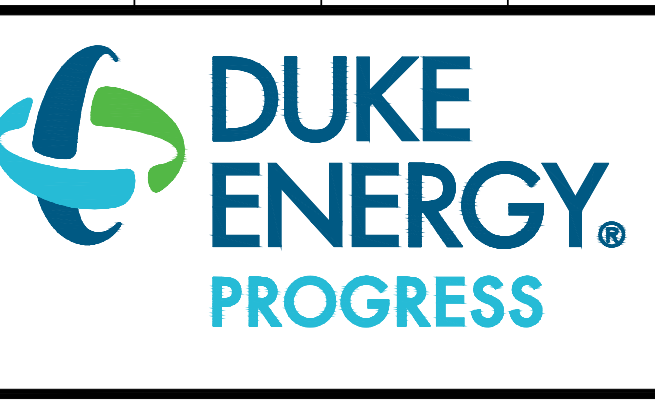


NO.	DATE	REVISION	BY



**LIGHTING DESIGN TOLERANCE**

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<b>PARKER RIDGE</b> Rolesville, NC	
SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
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Drawing No.	23-0308A Sht. 1 OF 1