

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

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



ENLARGEMENT
SCALE: 1" = 200'

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

SHEET INDEX

L4-0 AMENITY - COVER SHEET
L4-1 AMENITY - EXISTING CONDITIONS PLAN
L4-2 AMENITY - LAYOUT AND HARDSCAPE PLAN
L4-3 AMENITY - GRADING, DRAINAGE AND UTILITIES PLAN
L4-4 AMENITY - PLANTING PLAN
L4-5 AMENITY - SITE AND PLANTING DETAILS (1 OF 2)
L4-6 AMENITY - SITE AND PLANTING DETAILS (2 OF 2)
L4-7 AMENITY - EROSION CONTROL PLAN
A1.0 AMENITY - BATH HOUSE PLAN
A2.0 AMENITY - BATH HOUSE ELEVATIONS
L4-0 DEP LIGHTING PLAN WITH GRID
L4-1 DEP LIGHTING PLAN WITHOUT GRID

Parking Clubhouse	Bldg	Unit	Per Unit	Additional
Building	1063	sf	1 / 1000	sf
Acre	1.29	ac	5/ac	
Total				9

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 (ALF, ILF, 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 6' 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.
- 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.
- ROOF PITCHES ON THE MAIN ROOF WILL HAVE A PITCH BETWEEN 5 ON 12 AND 12 ON 12.
- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD.
- MINIMUM 12" FRONT OVERHANGS.
- A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP.
- SHUTTERS OR WINDOW TRIM SHALL BE PROVIDED ON FRONT FACADE WINDOWS.
- A MINIMUM 64 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES.
- AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS).
- NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT, AND
- A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
- 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.
 - CIF 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.
 - MINIMUM 12" FRONT OVERHANGS.
 - A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP.
 - SHUTTERS OR WINDOW TRIM SHALL BE PROVIDED ON FRONT FACADE WINDOWS.
 - A MINIMUM 64 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES.
 - AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS).
 - NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT, AND
 - A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
- THE DEVELOPER SHALL OFFER TO DEDICATE THE SECTION OF LAND LABELED AS "PARCEL - A - TOWN OF 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.
- 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 178-98-8727 (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 NC DOT 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 158TH 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 OBLIGATIONS FOR DESIGN AND/OR DEVELOPMENT, AS APPROPRIATE, FOR THOSE PORTIONS OF THE YOUNG STREET CONNECTION SHALL BE DEEMED EXTINGUISHED. FOR PURPOSES OF CLARITY, DEVELOPER SHALL REMAIN ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR REMAINING COSTS.

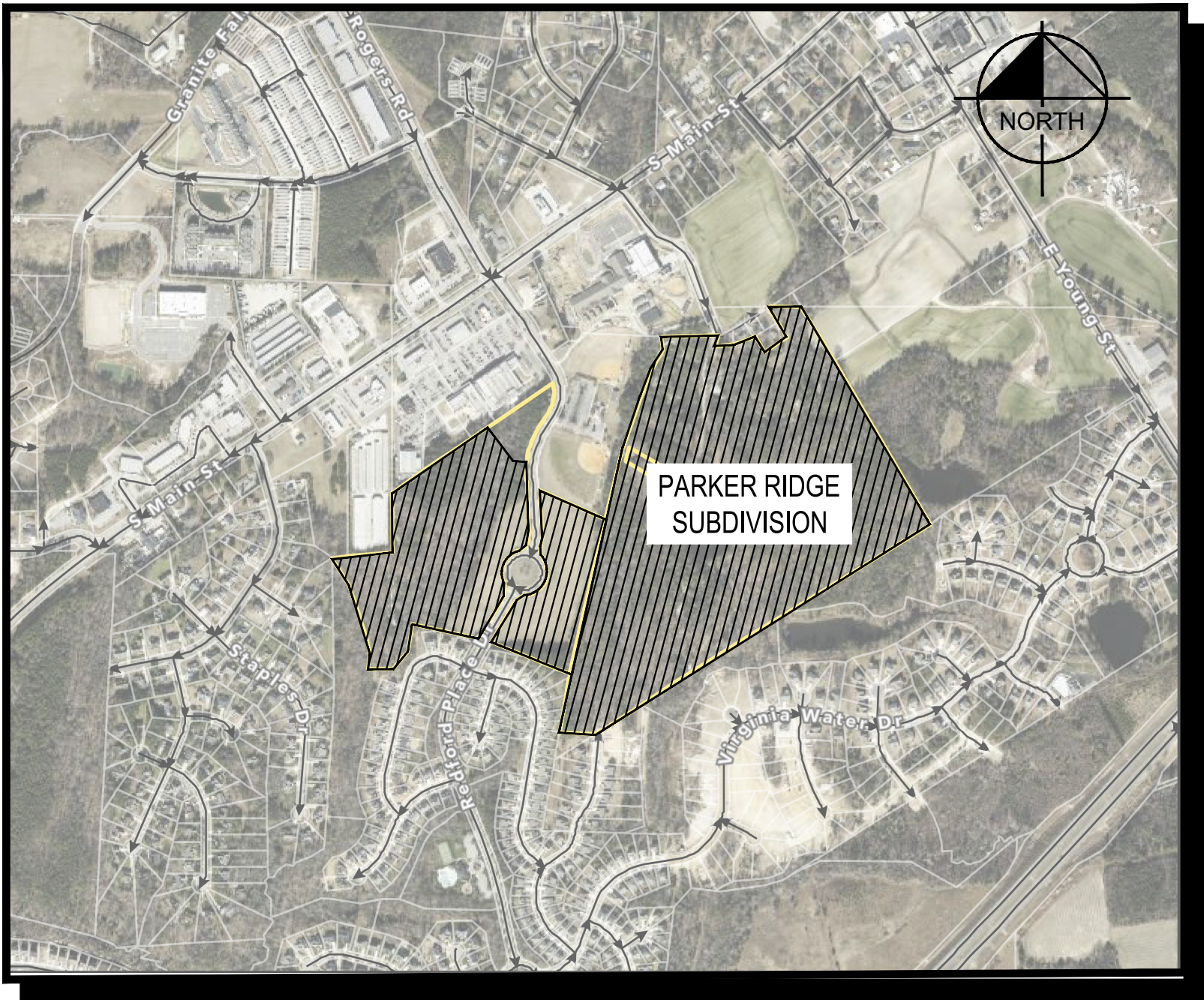
"PROJECT" SHALL MEAN "PARKER RIDGE" AS DESCRIBED BY MA 22-03 AND ANX 22-06.

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

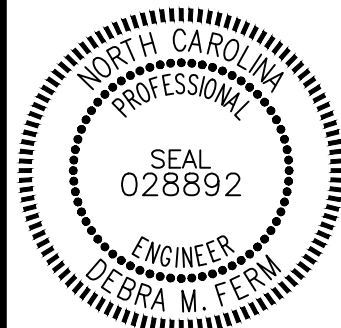
PROJECT OWNER AND CONSULTANT INFORMATION

OWNER/DEVELOPER: LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560 (919) 863-6461	ENGINEER: BGE, INC 5400 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 27607 (919) 276-0111	BOUNDARY SURVEYOR: JOHNSON, MIRIMIRAN & THOMPSON, INC. 9201 ARBORETUM PARKWAY SUITE 310 RICHMOND, VA 23236 (804) 267-1258	TOPOGRAPHIC SURVEYOR: 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.

SITE LOCATION MAP
NOT TO SCALE



Know what's below.
Call before you dig.



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

L4-0

LENNAR
CORPORAION

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

PARKER RIDGE
AMENITY CENTER

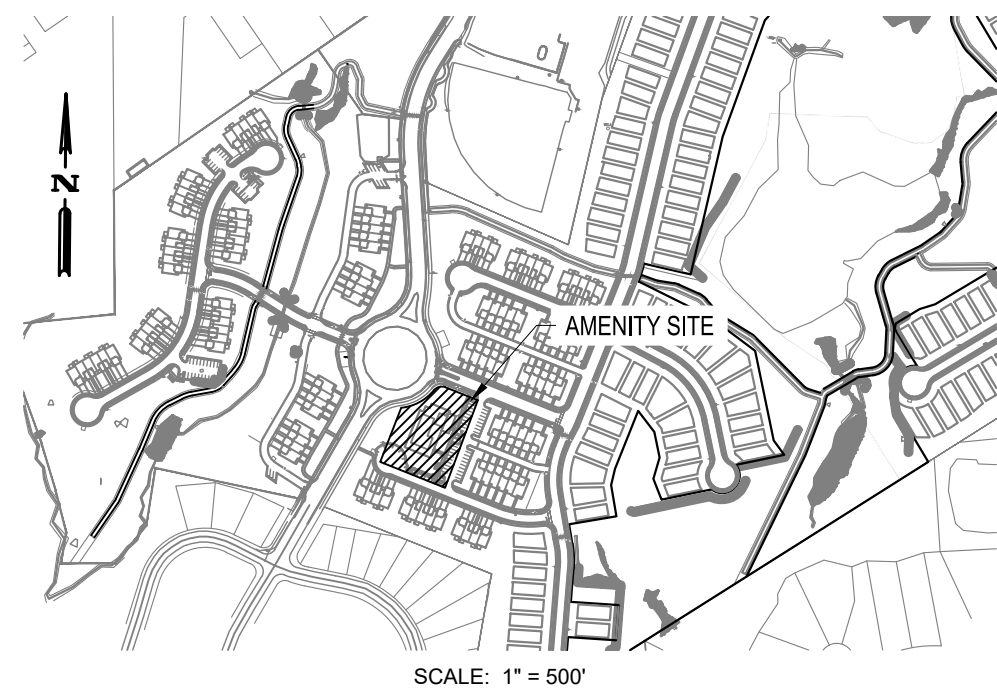
SDP-24-10
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

AMENITY
COVER SHEET

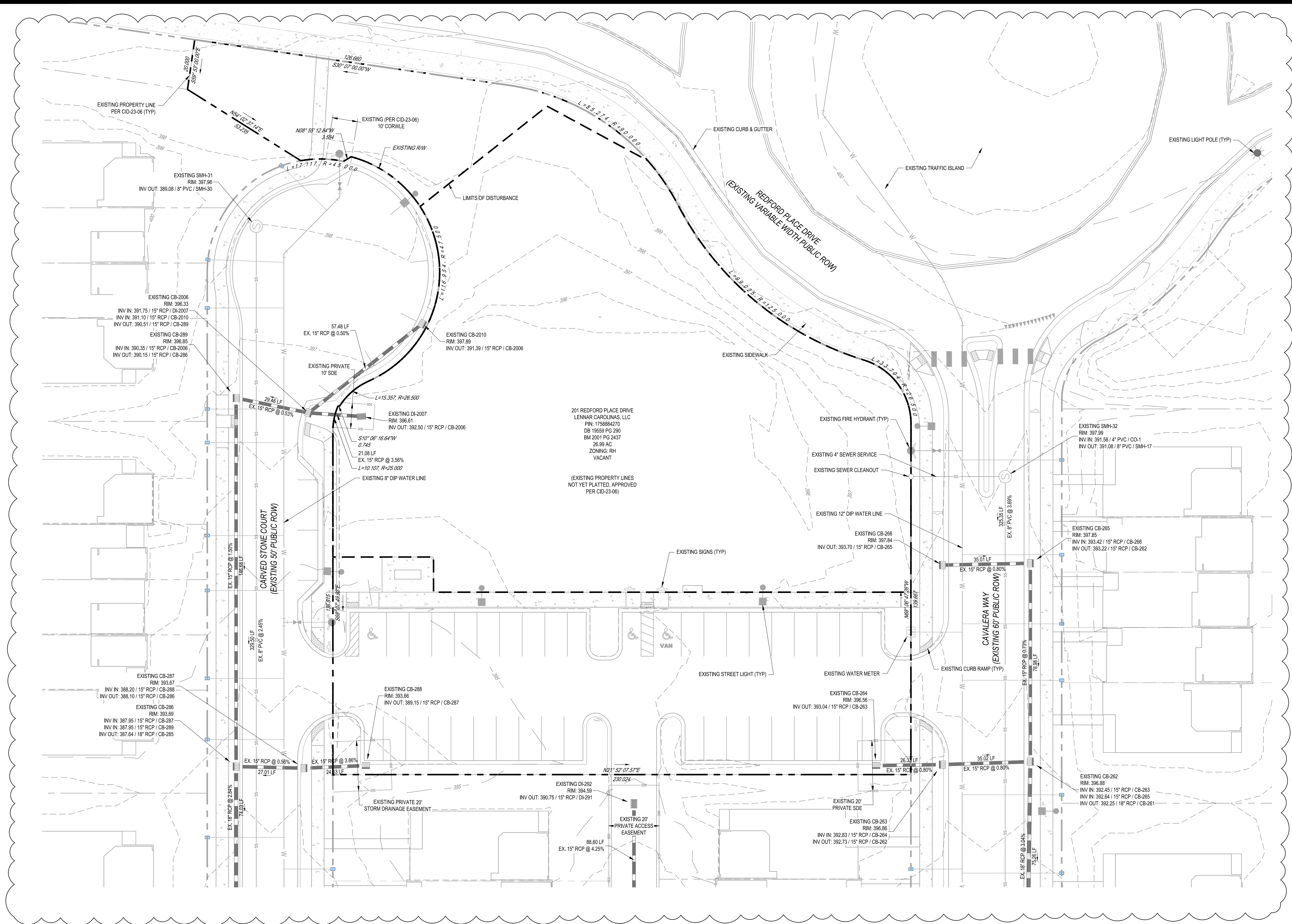
REV	DATE	DESCRIPTION
△	04/16/2025	PER TOWN OF ROLESVILLE COMMENT
△	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
△	01/02/2025	PER TOWN OF ROLESVILLE COMMENT



G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L4-1 AMENITY - EXISTING CONDITIONS PLAN.dwg Layout: L4-1 AMENITY - EXISTING CONDITIONS Plotted: 5/19/2025 2:12:43 PM

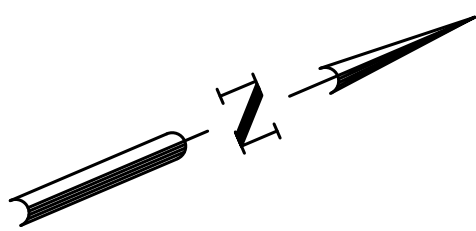


SCALE: 1" = 500'



3

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



0 10' 20' 40'
SCALE: 1" = 20'

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



Know what's below.
Call before you dig.



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

L4-1

AMENITY - EXISTING
CONDITIONS

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

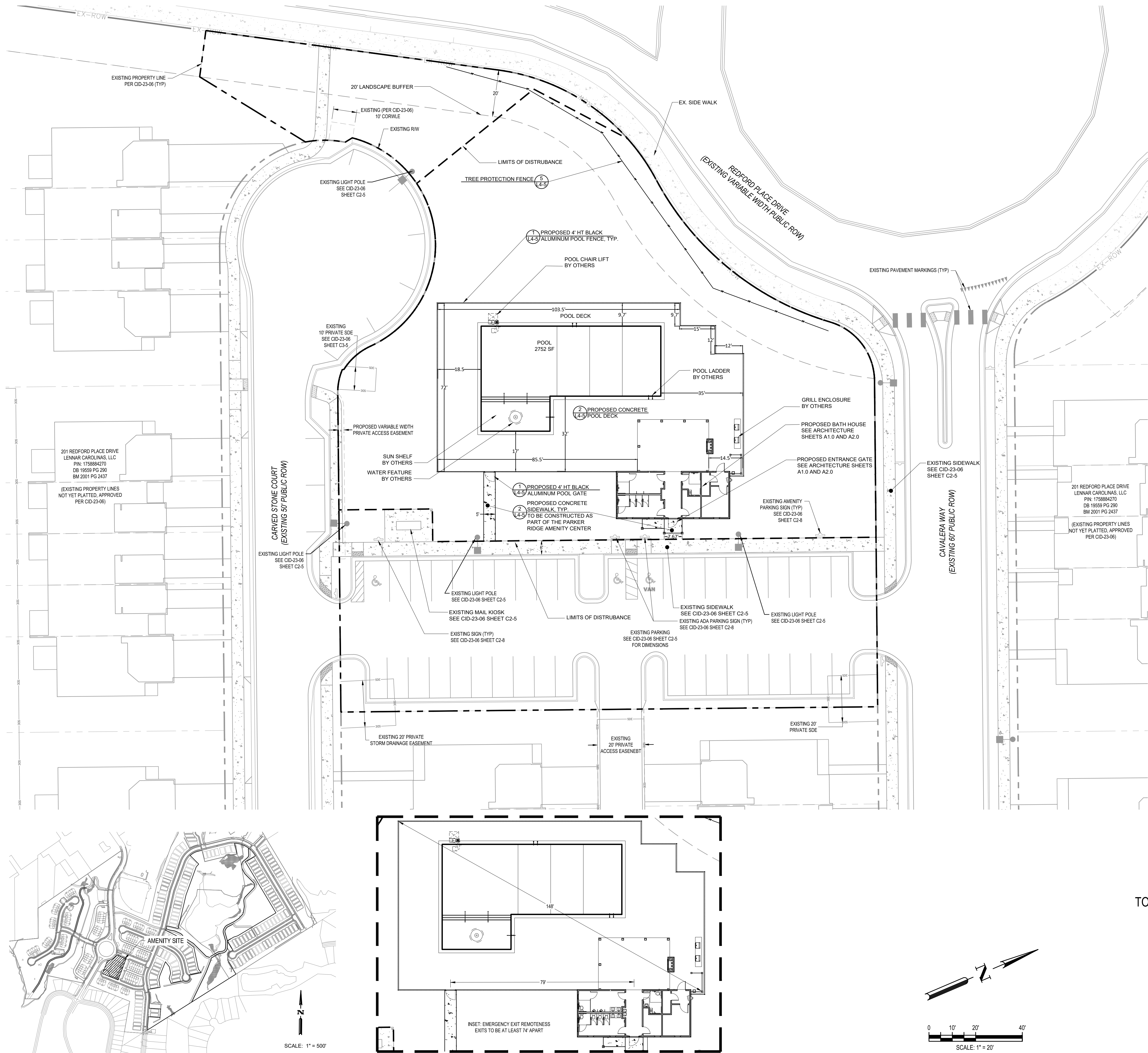
LENNAR
CORPORAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560



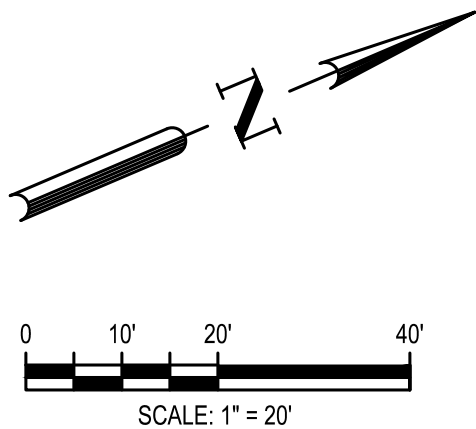
DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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

G:\NCA\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



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



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

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

04/16/2025
03/03/2025
01/02/2025

PER TOWN OF ROLESVILLE COMMENT
PER TOWN OF ROLESVILLE COMMENT
PER TOWN OF ROLESVILLE COMMENT

REV
DATE
DESCRIPTION

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

BCE

©2023

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

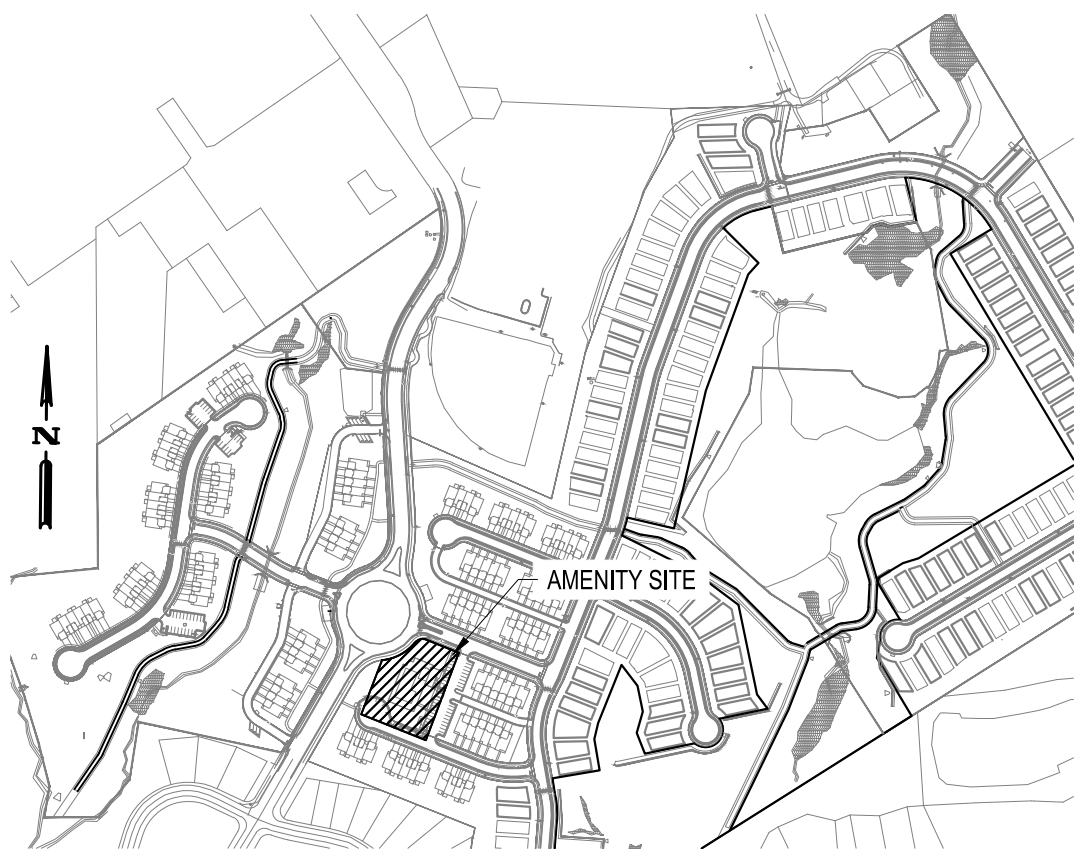
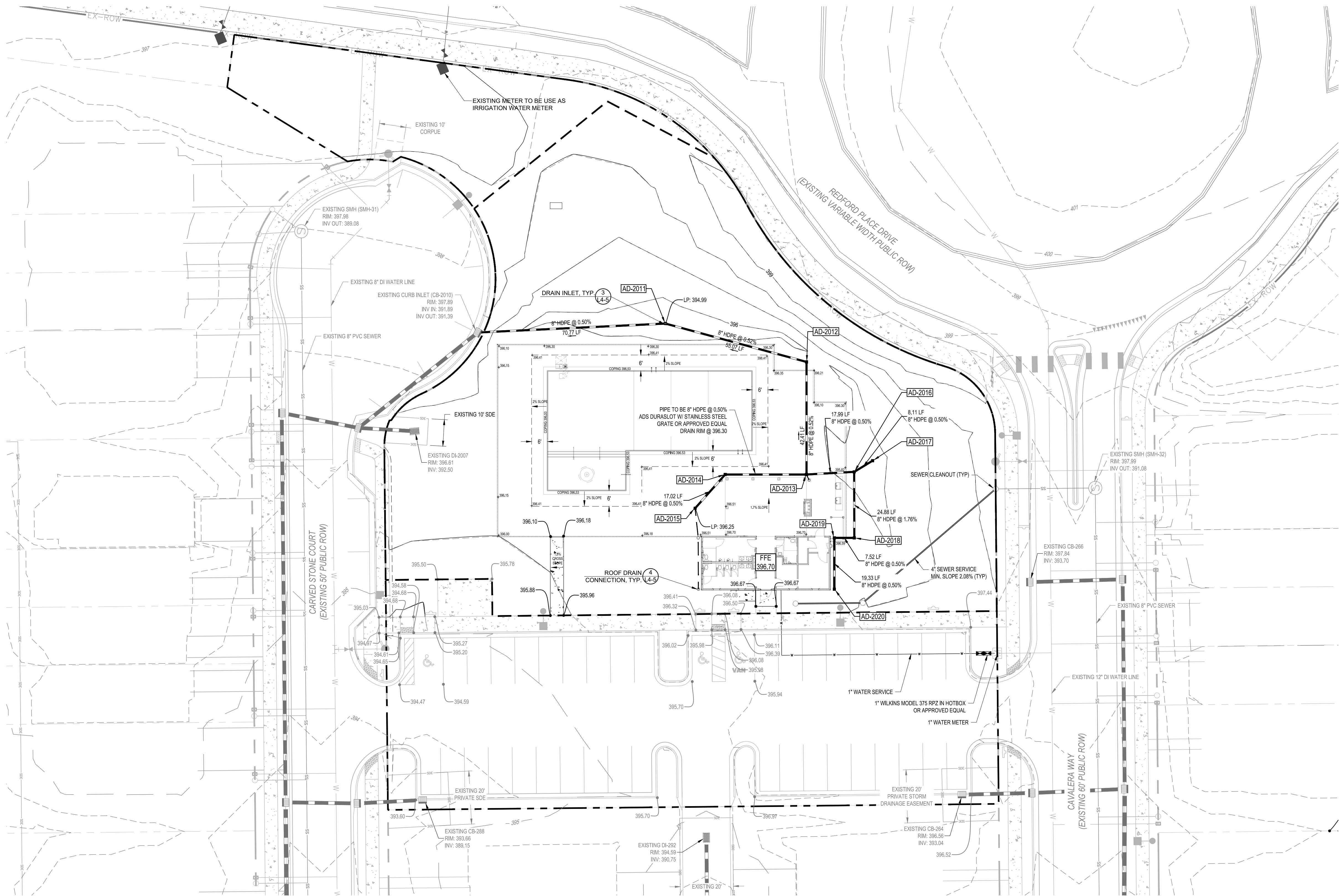
AMENITY - LAYOUT
AND HARDSCAPE
PLAN

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

028892
NORTH CAROLINA
PROFESSIONAL
ENGINEER
PIEDRA M. FERRER

L4-2

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



SCALE: 1" = 500'

STRUCTURE DATA TABLE						
STRUCTURE NAME	RIM ELEV.	PPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	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) 393.27 (N)	393.07 (W)	8"	AD-2012
AD-2014	396.30	8"	394.50 (SE)	394.30 (N)	8"	AD-2013
AD-2015	396.25		394.58 (NW)		8"	AD-2014
AD-2016	395.74	8"	394.08 (E) 393.96 (N)	393.36 (S)	8"	AD-2013
AD-2017	395.27			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"	394.98 (E)	394.76 (N)	8"	AD-2018
AD-2020	396.72			395.05 (W)	8"	AD-2019

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

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
	FINISHED PAD ELEVATION

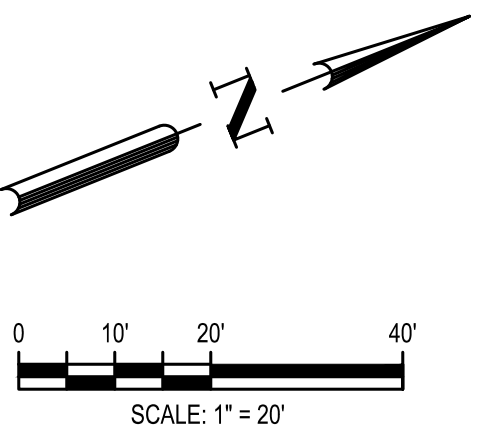
PROPOSED UTILITY LEGEND

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

NOTE: 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.

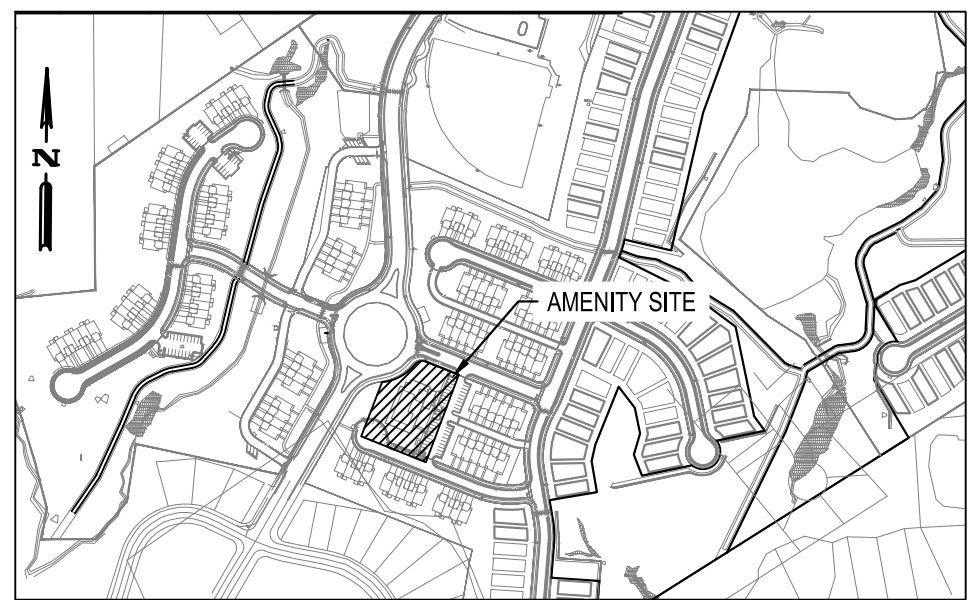
SITE DEVELOPMENT PLAN TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



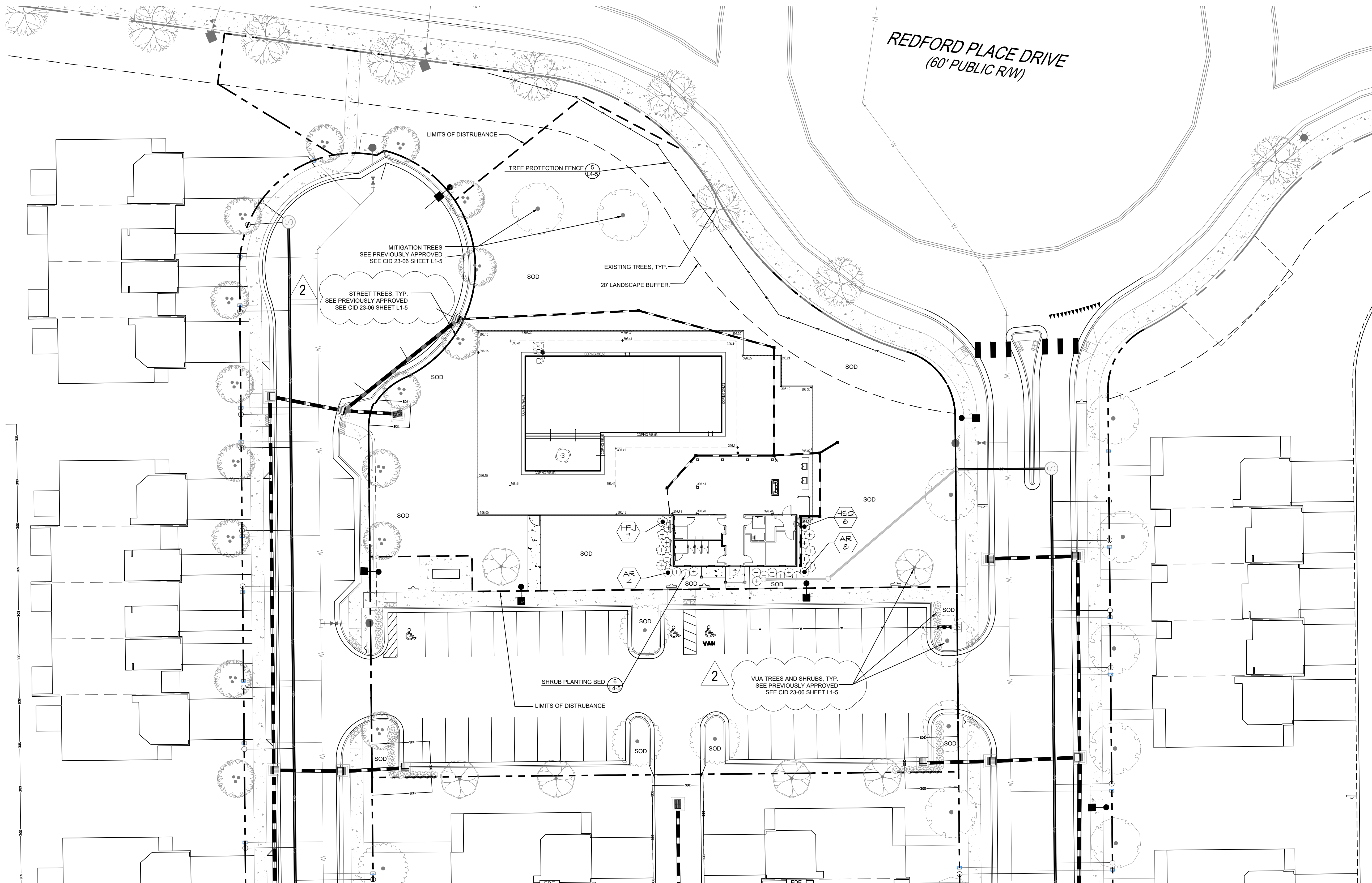
Know what's below.
Call before you dig.

		04/16/2025	PER TOWN OF ROLESVILLE COMMENT
		03/03/2025	PER TOWN OF ROLESVILLE COMMENT
		01/02/2025	PER TOWN OF ROLESVILLE COMMENT
		REV	DATE
DESIGNED BY:	DF/CD		
DRAWN BY:	DF/JWM		
REVIEWED BY:	DF		
5438 WADE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397 ©2023			
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 - GRADING, DRAINAGE AND UTILITIES PLAN			
FILE NUMBER: 8430-03			
DATE: 04/16/2025			
L4-3			

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L4-4 AMENITY - PLANTING PLAN.dwg Layout: 5/19/2025 2:14:45 PM



SCALE: 1" = 500'



SODDING NOTES

SITE PREPARATION

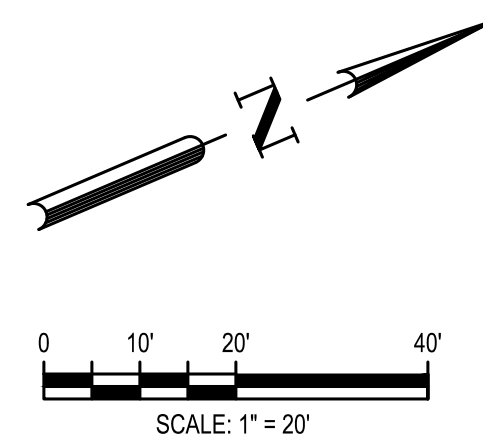
- CONTRACTOR TO FINE GRADE ALL SOD AREAS PRIOR TO INSTALLATION
- CONTRACTOR TO LOOSEN SOIL TO A DEPTH OF 4" BY DISKING, RAKING, ROTO-TILLING, OR OTHER ACCEPTABLE MEANS, AND RAKE SMOOTH ENSURING ALL ROOTS, DEBRIS, AND STONES GREATER THAN 1"Ø ARE REMOVED.
- CONTRACTOR TO PROVIDE A SOIL pH AND NUTRIENT 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.
- 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

- CONTRACTOR TO ENSURE SOD AREAS UTILIZE ROLLS THAT ARE NOT BROKEN OR STRETCHED AND FREE OF DISEASE, PESTS, AND THATCH.
- 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.
- 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.
- CONTRACTOR TO APPLY STARTER FERTILIZER AT TIME OF SODDING AT A RATE RECOMMENDED BY THE MANUFACTURER.
- 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
SHRUBS							
	AR	11	Abella x 'Rose Creek'	Rose Creek Abella	24" ht	18" spr	3 gal
	HPJ	7	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	24" ht	18" spr	3 gal
	HSQ	6	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	24" ht	18" spr	3 gal



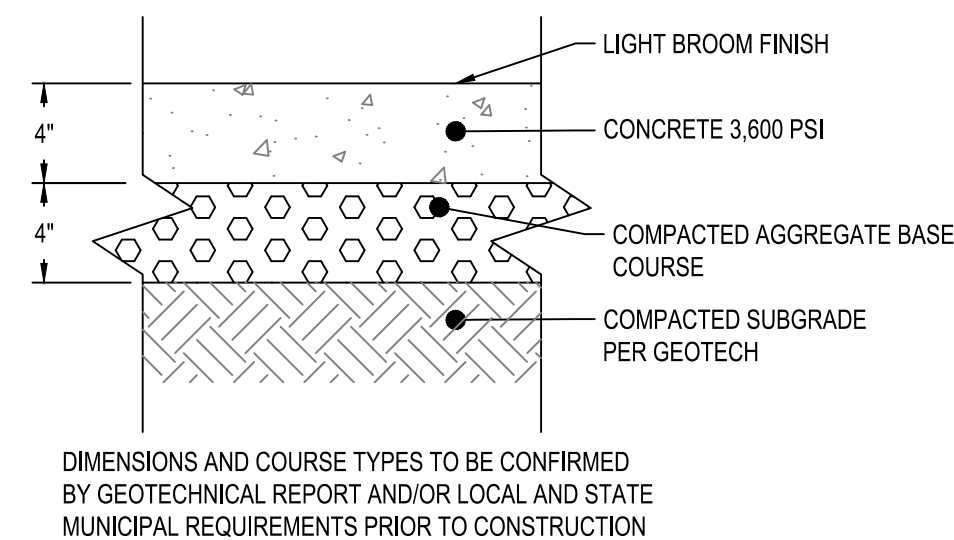
SCALE: 1" = 20'

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



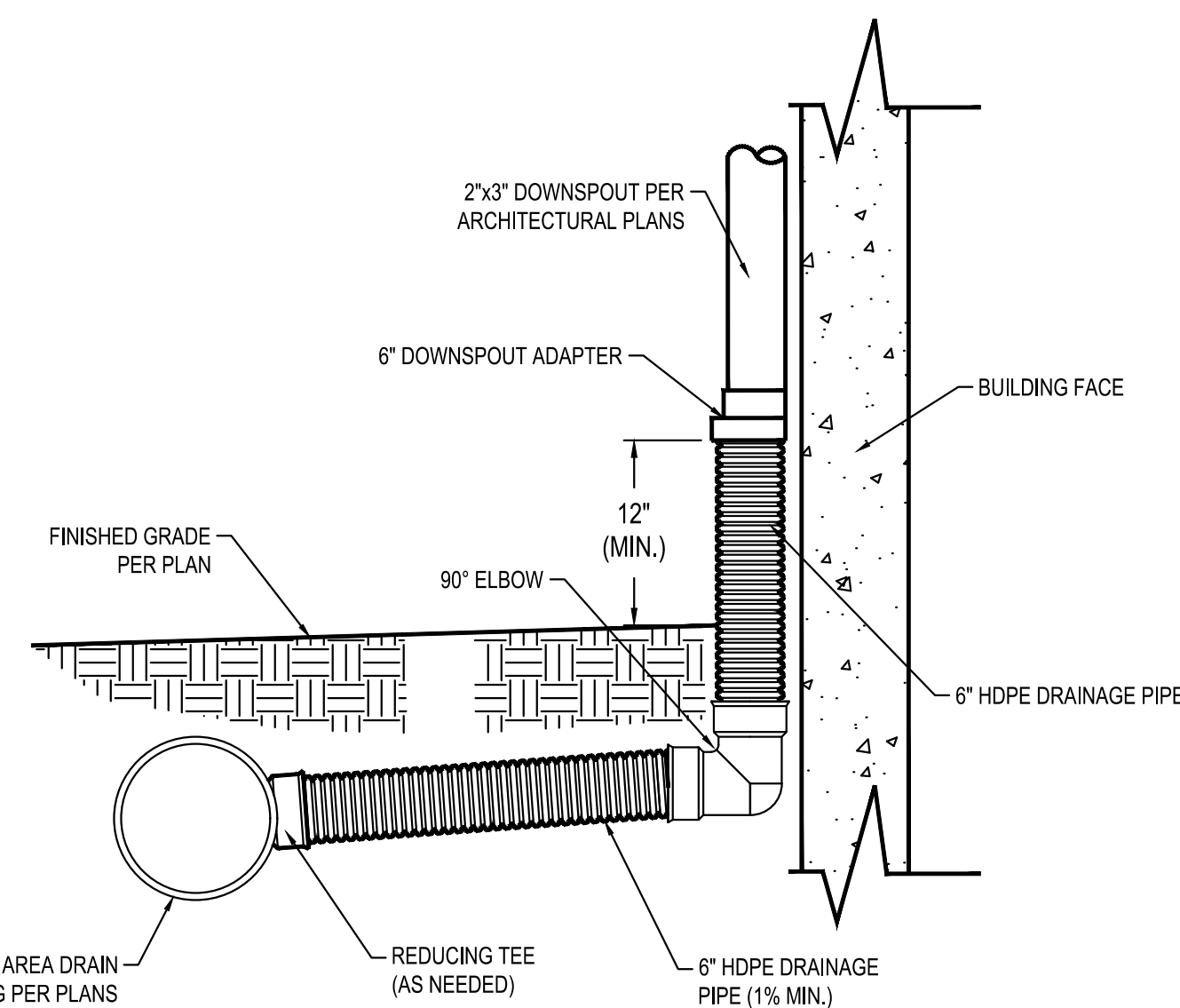
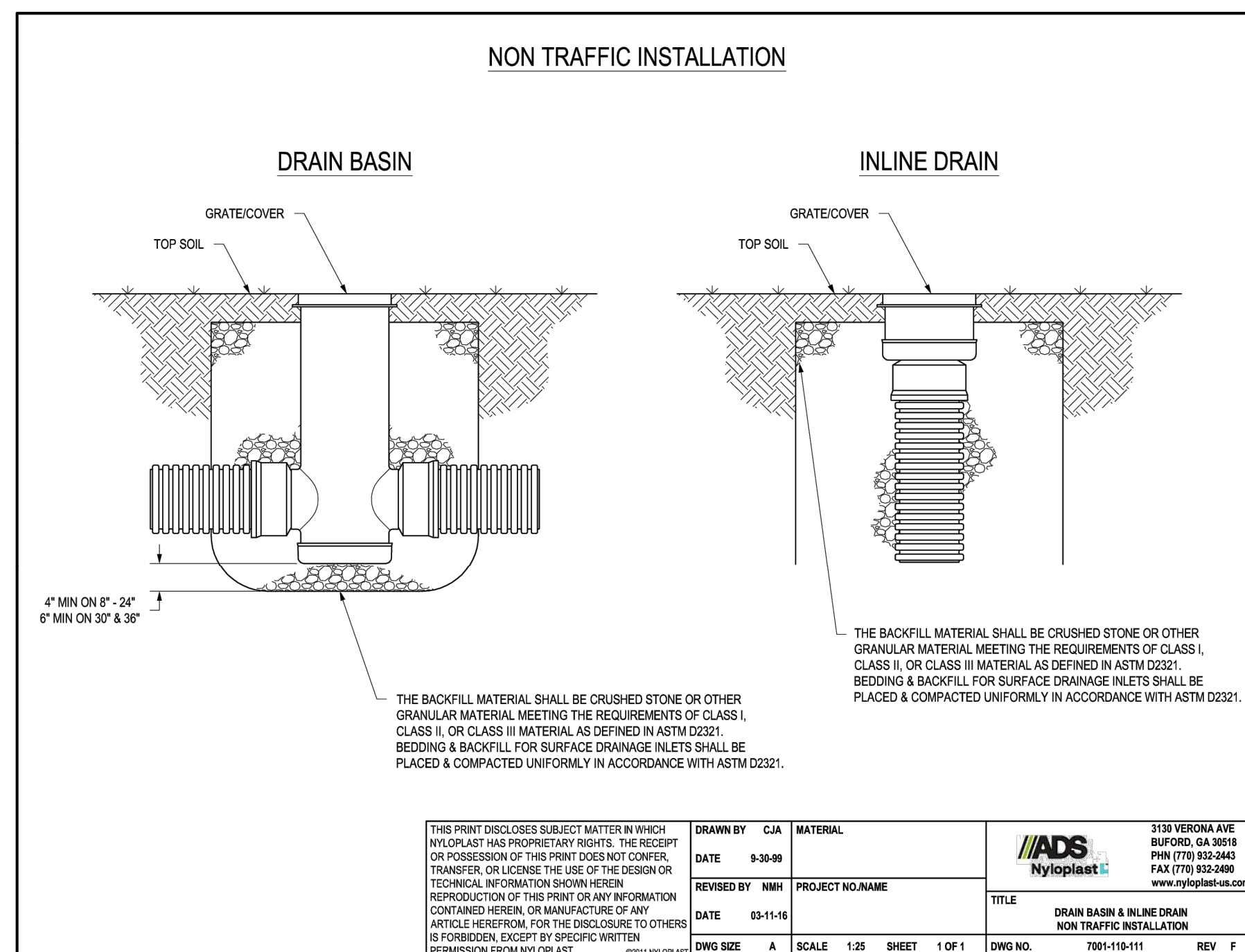
Know what's below.
Call before you dig.

DESIGNED BY: DF/CD		04/16/2025	PER TOWN OF ROLESVILLE COMMENT
DRAWN BY: DF/JWM		03/03/2025	PER TOWN OF ROLESVILLE COMMENT
REVIEWED BY: DF		01/02/2025	PER TOWN OF ROLESVILLE COMMENT
REV	DATE	DESCRIPTION	
BCE 5438 WADE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4387			
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 - PLANTING PLAN			
NORTH CAROLINA REGISTERED No. 2085 LANDSCAPE ARCHITECT WILLIAM S. MCNEB			
FILE NUMBER: 8430-03			
DATE: 04/16/2025			
L4-4			

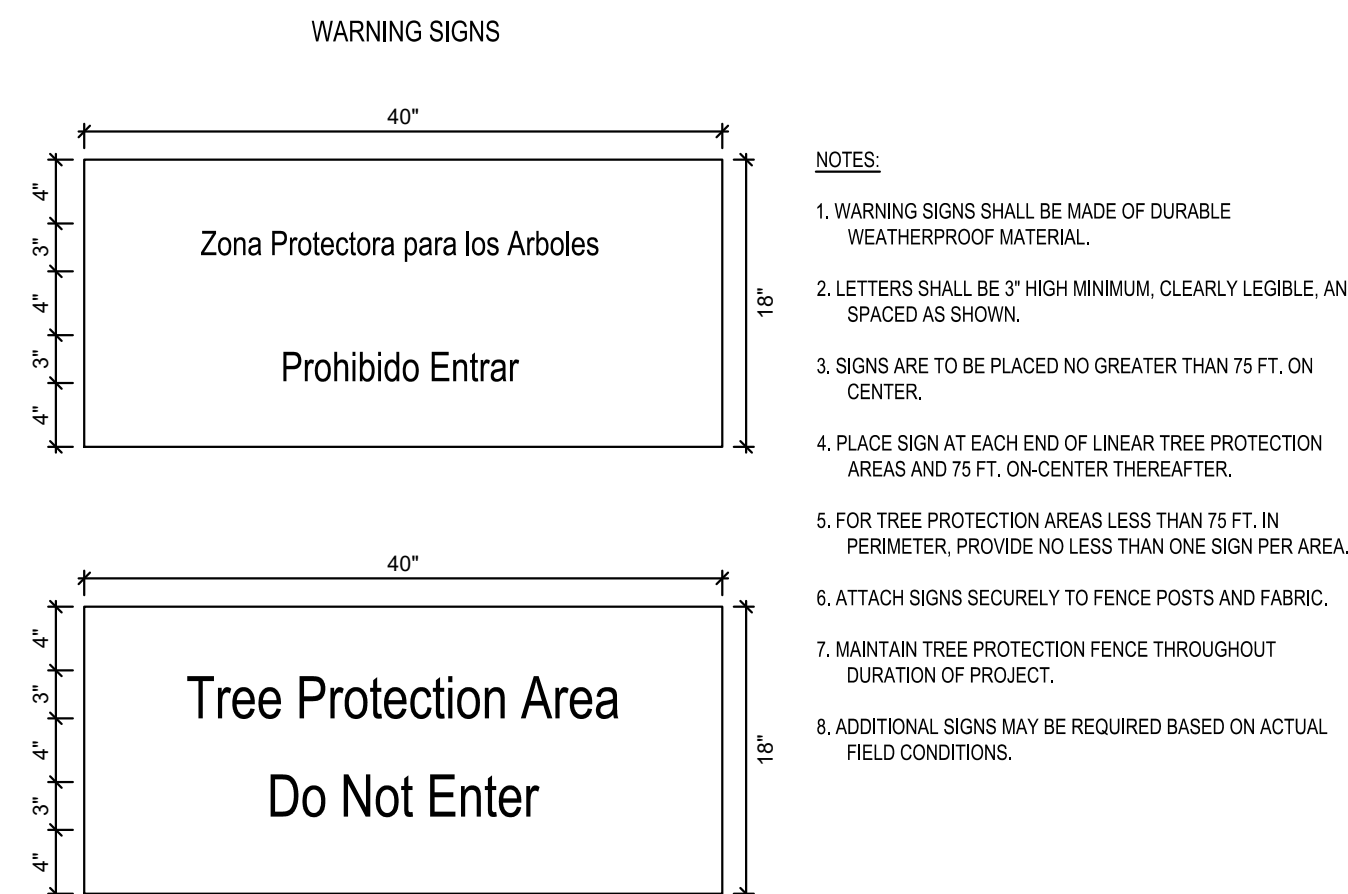
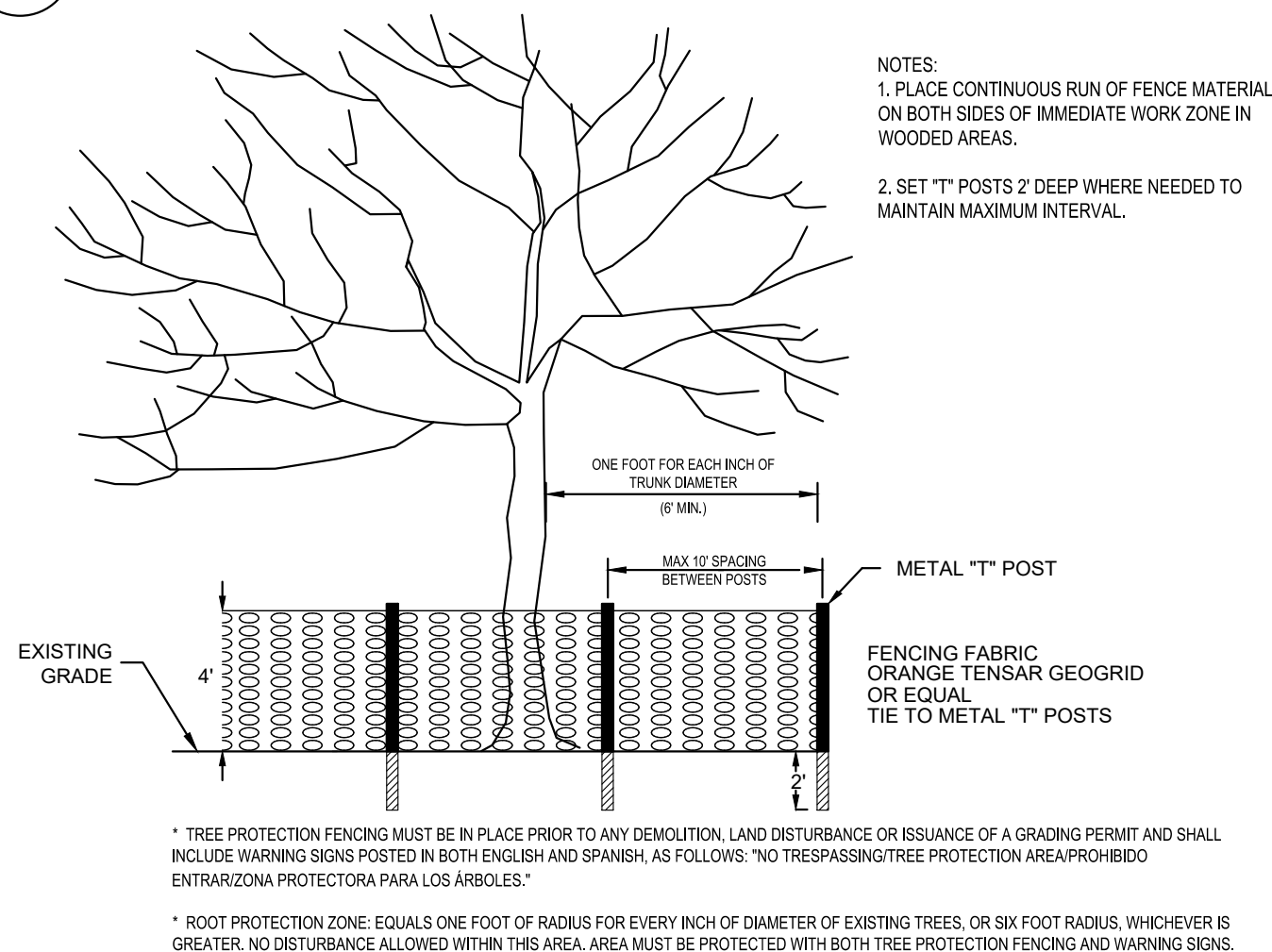


1 POOL FENCE AND GATE
SCALE: 3/4" = 1'-0"

2 LIGHT DUTY CONCRETE SIDEWALK/PAVEMENT SECTION
NOT TO SCALE

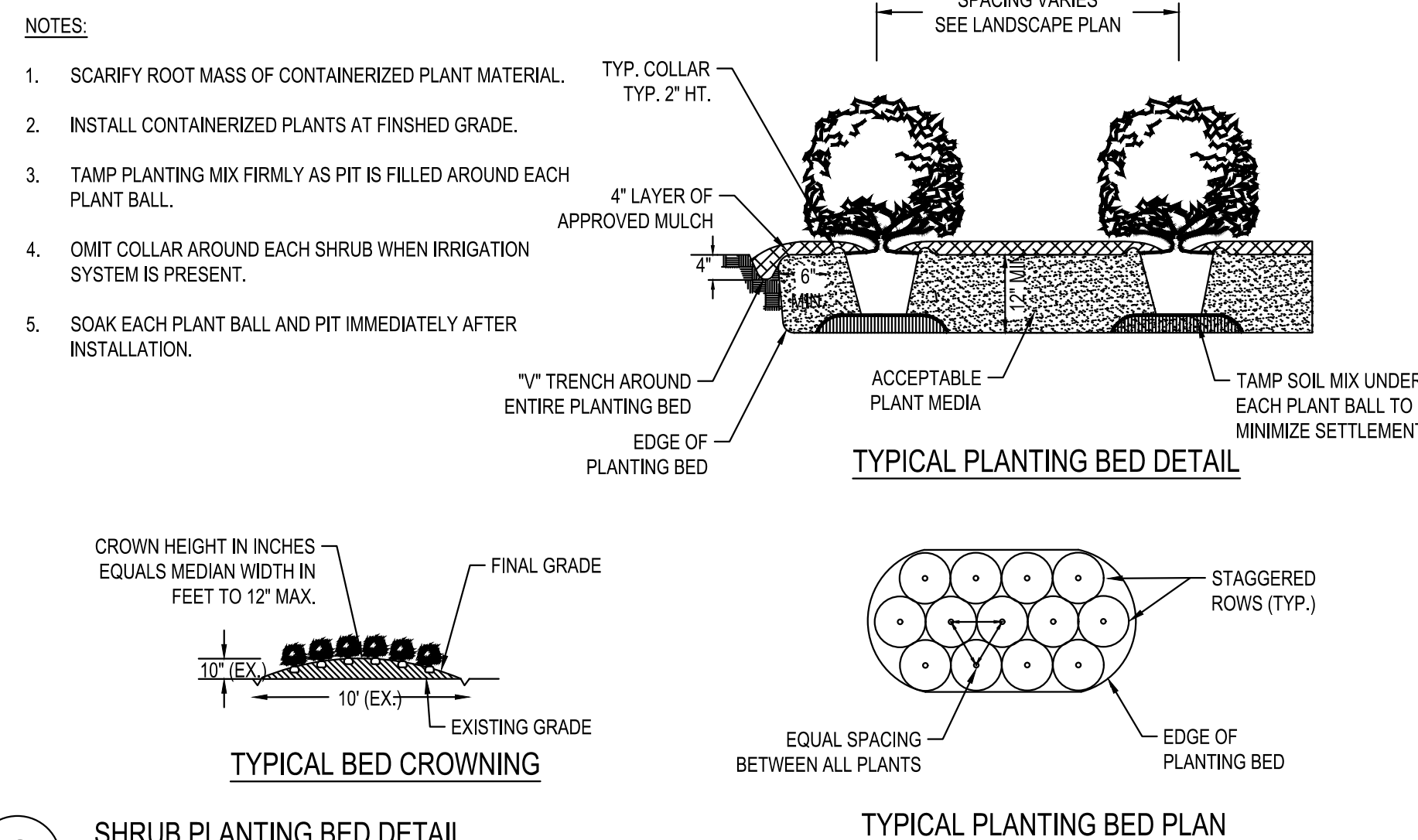


3 DRAIN INLET
NOT TO SCALE

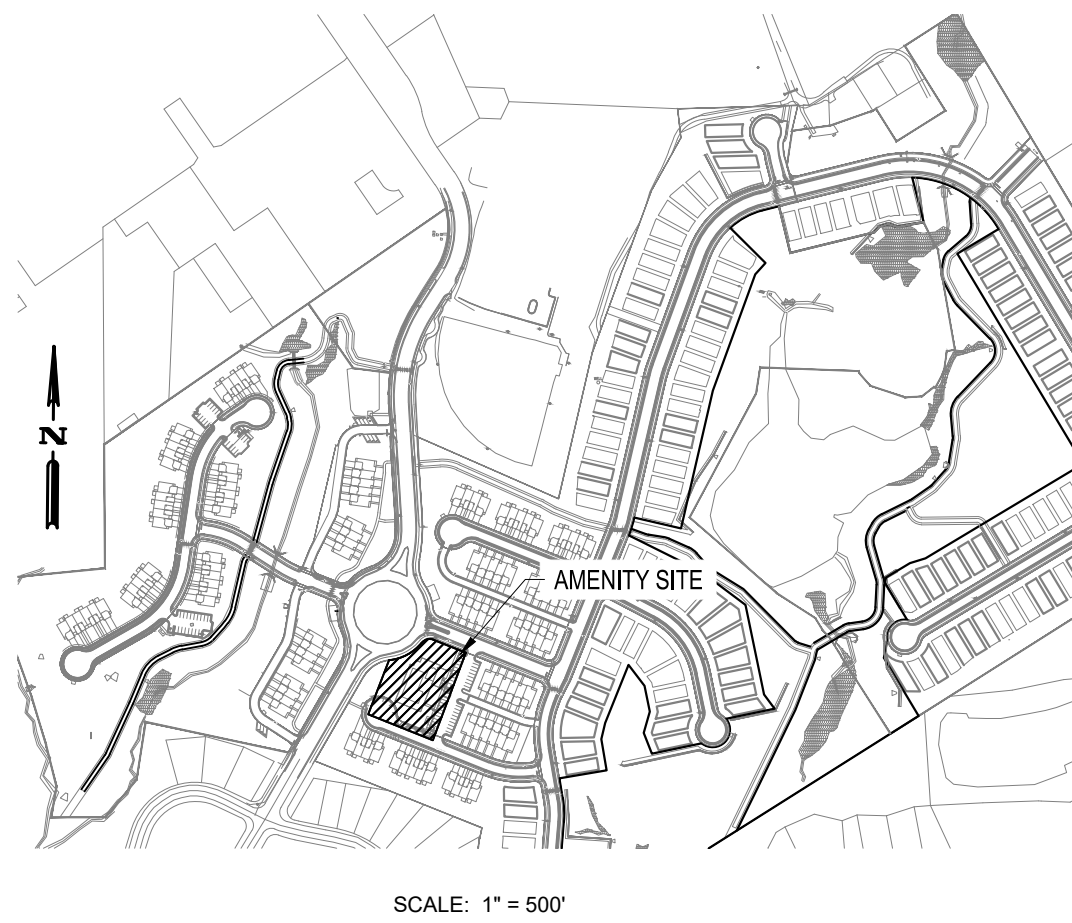
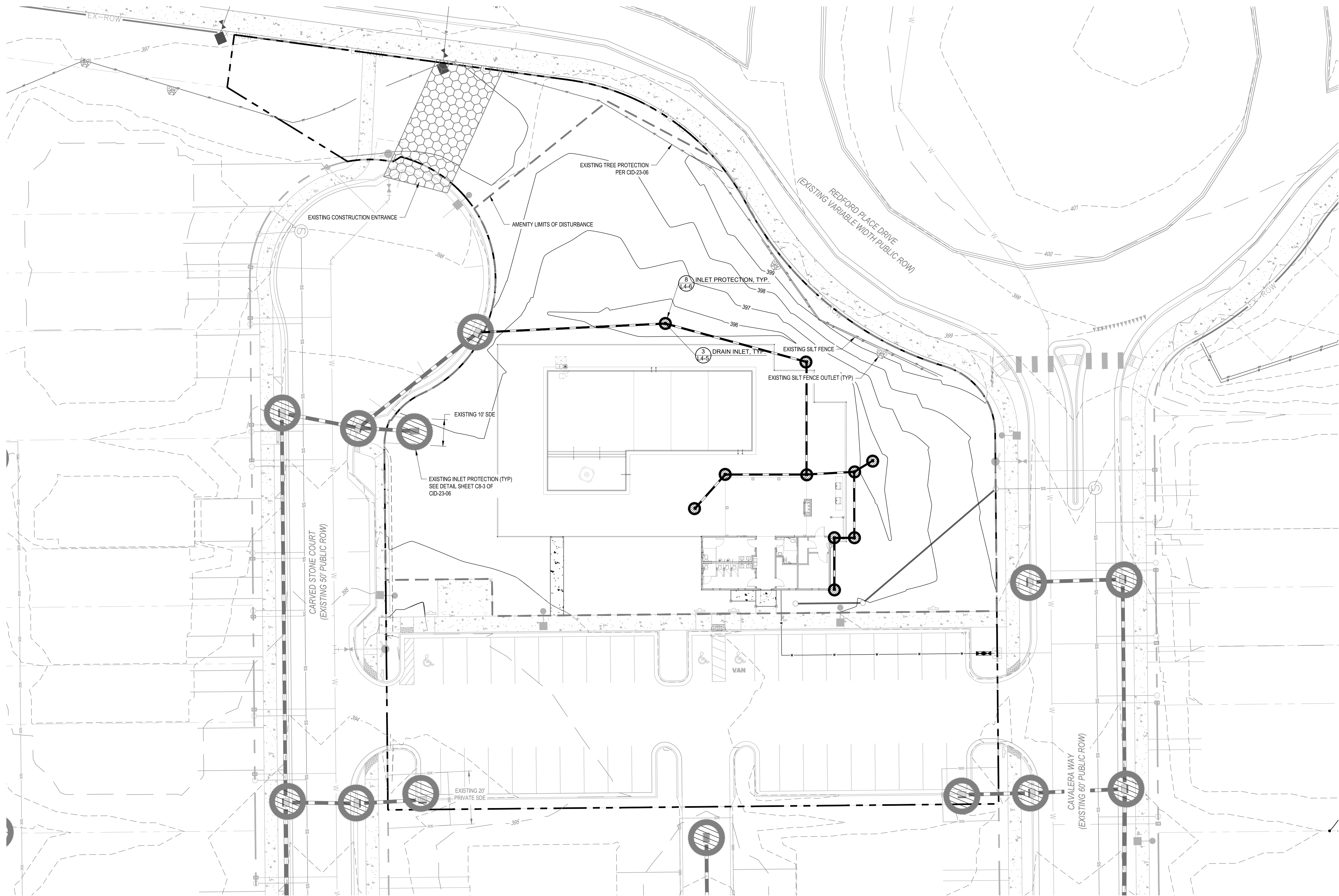


5 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

4 6" HDPE ROOF DRAIN CONNECTION DETAIL
NOT TO SCALE



6 SHRUB PLANTING BED DETAIL
NOT TO SCALE










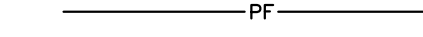
SCALE: 1" = 50'

PROPOSED GRADING AND DRAINAGE LEGEND

Figure 1 displays a series of symbols and their corresponding descriptions for various proposed features in a site plan. The symbols are arranged vertically on the left, and their descriptions are listed on the right.

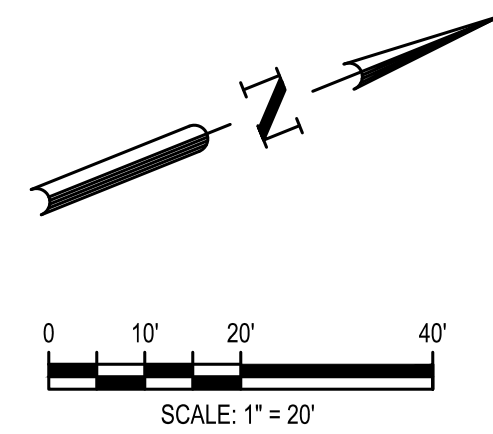
- PROPOSED BORING:** A symbol consisting of a circle with an 'X' inside.
- PROPOSED DETENTION:** A solid horizontal line.
- PROPOSED CLEARING LIMITS:** A dashed horizontal line.
- PROPOSED MAJOR CONTOUR:** A horizontal line with the number 450 below it.
- PROPOSED MINOR CONTOUR:** A horizontal line with the number 449 below it.
- PROPOSED SPOT:** A symbol consisting of two '100.XX' labels with arrows pointing to a central point.
- PROPOSED GRADING ARROW:** A symbol consisting of a horizontal line with 'H/V' and 'X.XX' labels and arrows pointing to a central point.
- PROPOSED SWALE:** A symbol consisting of a horizontal line with three arrows pointing to it.
- PROPOSED STORM:** A symbol consisting of a horizontal line with a curved arrow pointing to it.
- PROPOSED STORM SYMBOL:** A symbol consisting of a horizontal line with a circle containing a dot.
- PROPOSED STORM ELEVATION:** A symbol consisting of a horizontal line with a circle containing a dot and the number 02.
- PROPOSED BUILDING SPOT:** A symbol consisting of a horizontal line with a circle containing a dot and the number 01.
- PROPOSED STEM WALL:** A symbol consisting of a horizontal line with a circle containing a dot and the number 02.
- FINISHED PAD ELEVATION:** A symbol consisting of a horizontal line with a circle containing a dot and the number 01.

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

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



Know what's below.
Call before you dig.



FILE NUMBER:
8430-03

DATE: 04/16/2025

4-7

**LENNAR
CORPORAION**
PERIMETER PARK DRIVE, SUITE
RISVILLE / NORTH CAROLINA / 2

PARKER RIDGE
AMENITY CENTER
SDP-24-10
82 SCHOOL STREET

AMENITY - EROSION
CONTROL

BGE
5438 WADE PARK BLVD, SUITE 420
.RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397 ©2011

DESIGNED BY: DF/CD

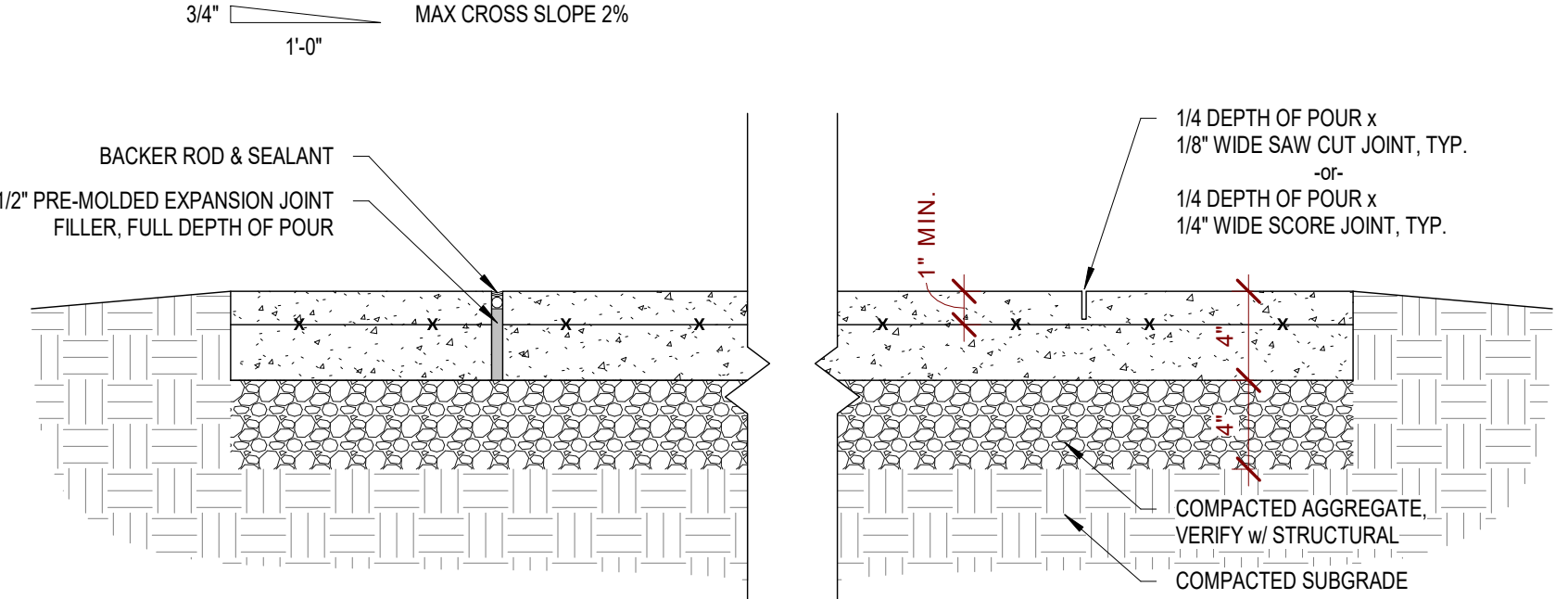
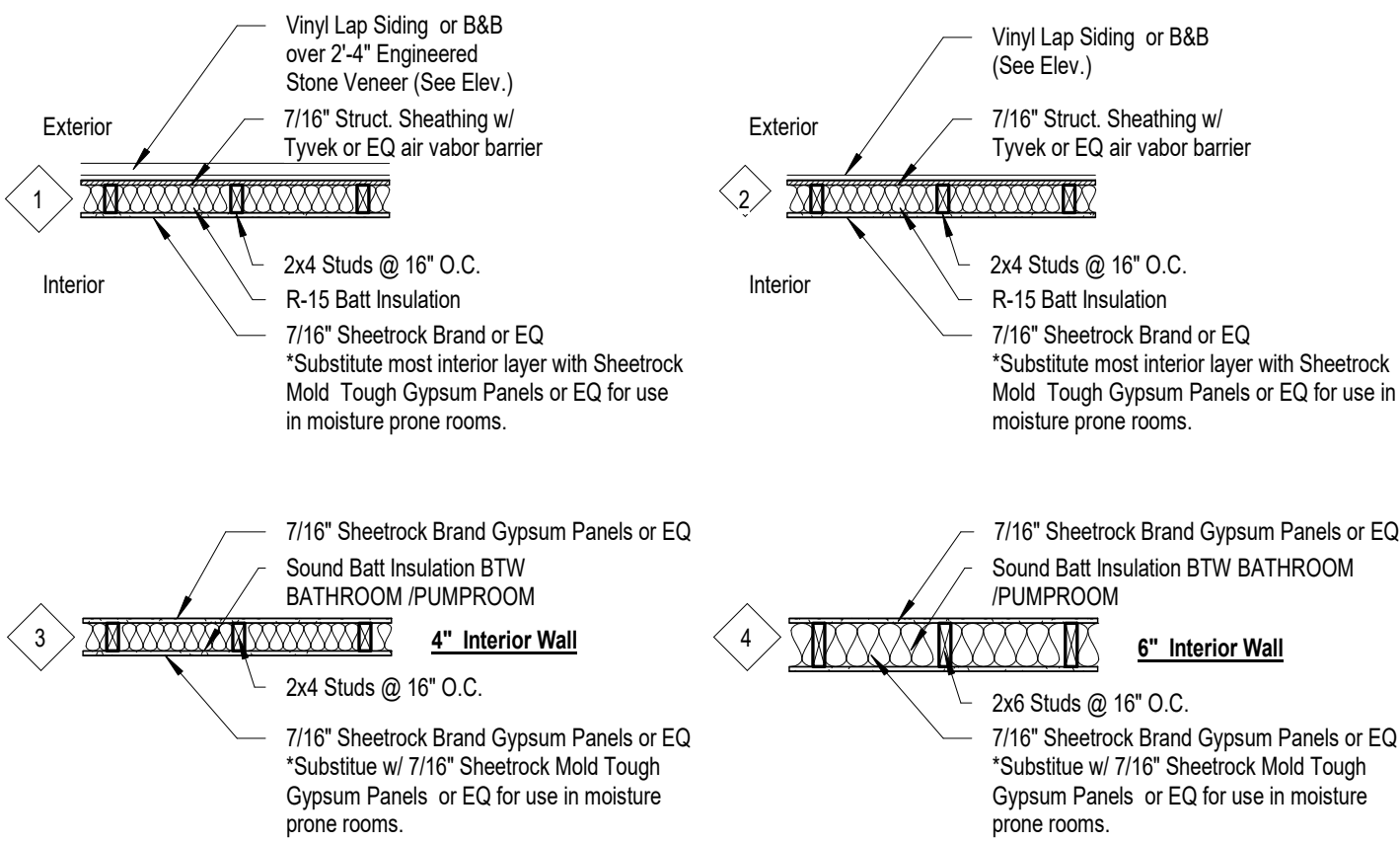
DRAWN BY: DF/JWM

REVIEWED BY: DF

23

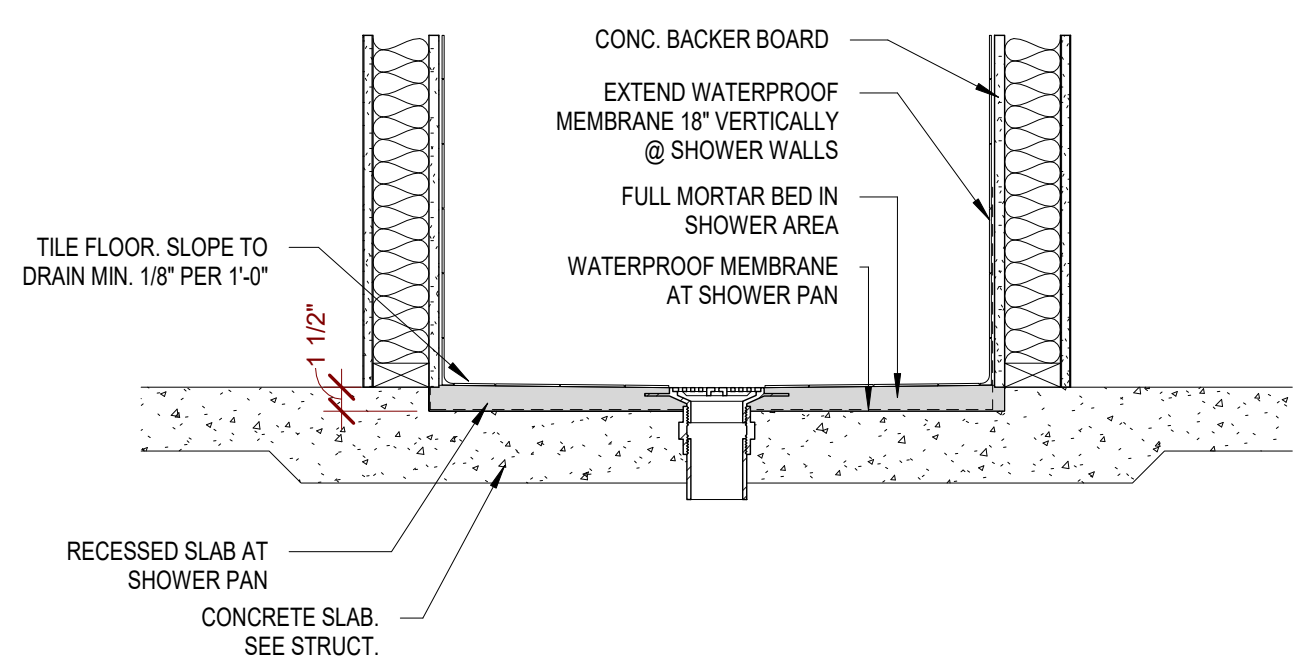
420

Wall Type Details

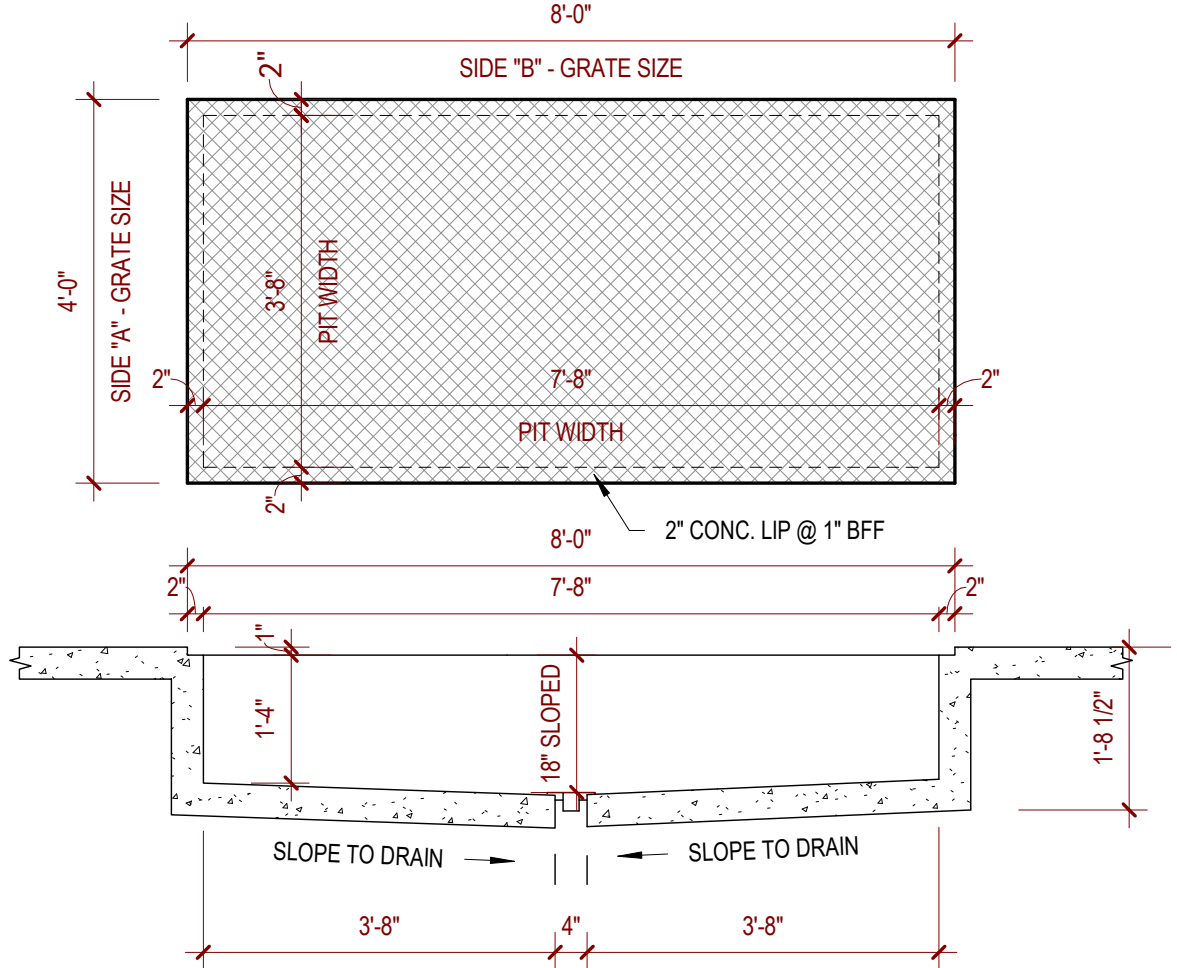


- NOTES:
1. ALL JOINTS TO BE CUT w/ WET WALK BEHIND SAW TO ENSURE ALL CUTS ARE PERPENDICULAR w/ FACE OF CONCRETE
 2. MAXIMUM CONTROL JOINT SPACING SHALL BE 10 FT. IN EACH DIRECTION UNLESS SHOWN OTHERWISE ON PLAN. SEE STRUCT.
 3. PROVIDE EXPANSION JOINT WHERE SLABS ARE POURED AGAINST VERTICAL SURFACES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

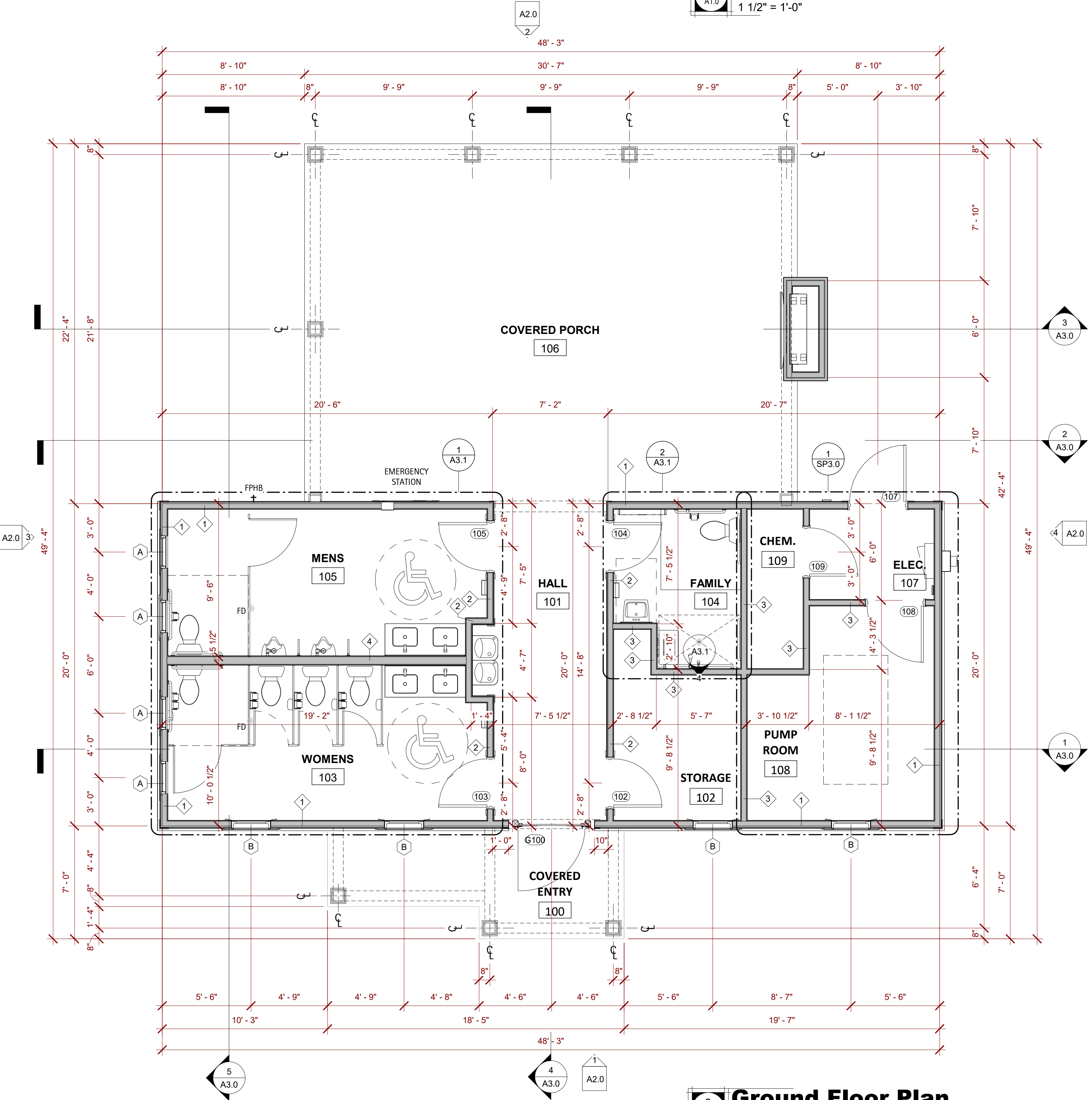
5 Detail - Typ Concrete Joints
1 1/2" = 1'-0"



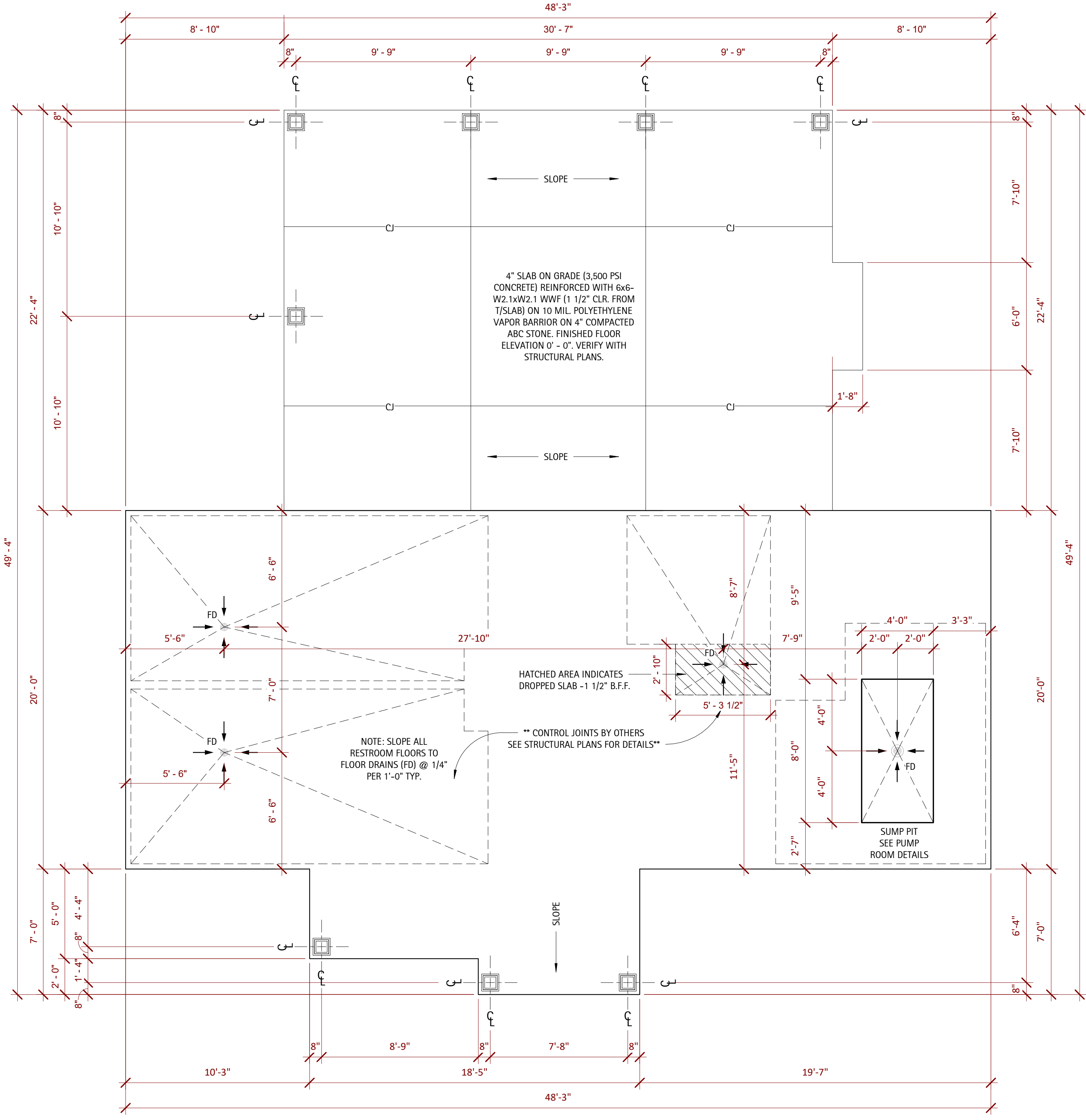
4 Detail - Recessed Slab @ Shower
1" = 1'-0"



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



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



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



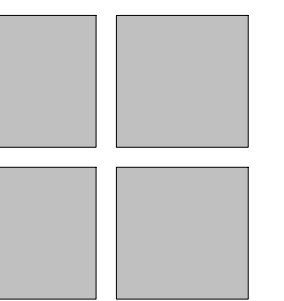
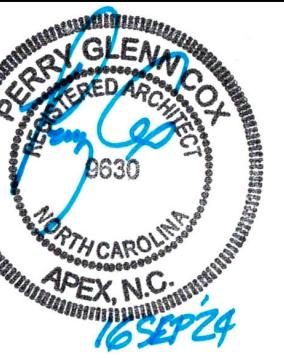
Perry Cox
architect, p.a.
207 Hudson Ave. Apex, NC 27502
P: 919.363.5411
www.pcoxdesign.com

DATE	
REVISION	
NO.	

SHEET DISCRPTION	
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



EXTERIOR ELEVATIONS

PARKER RIDGE AMENITY
LENNAR HOMES
AMENITY & POOL
ROLESVILLE, NC

A2.0




Pure White SW 7005

11

11

DOI: 10.1002/tyeb
TYGON® Black
Aramid: 0.0000
Location: Houston, TX 77058



Architectural elevation drawing of a house showing exterior materials and dimensions. The drawing includes a gabled roof with asphaltic shingles, a stone veneer fireplace, and various siding materials. Dimensions for materials and structural elements are provided throughout the plan.

Roof and Gables:

- 250 LB, ANTI-FUNGUS, ASPHALTIC ROOF SHINGLES OVER (1) LAYER OF "HOMEGAURD" "TOUGHSKIN 20" ON 7/16" STRUCTURAL EXTERIOR GRADE ROOF SHEATHING ON WOOD PRE-ENGINEERED ROOF TRUSSES, TYPICAL
- 250 LB, ANTI-FUNGUS, ASPHALTIC ROOF SHINGLES OVER (1) LAYER OF "HOMEGAURD" "TOUGHSKIN 20" ON 7/16" STRUCTURAL EXTERIOR GRADE ROOF SHEATHING ON WOOD PRE-ENGINEERED ROOF TRUSSES, TYPICAL
- 250 LB, ANTI-FUNGUS, ASPHALTIC ROOF SHINGLES OVER (1) LAYER OF "HOMEGAURD" "TOUGHSKIN 20" ON 7/16" STRUCTURAL EXTERIOR GRADE ROOF SHEATHING ON WOOD PRE-ENGINEERED ROOF TRUSSES, TYPICAL

Exterior Materials and Dimensions:

- Truss Bearing 10' - 0"
- T.O. Windows 8' - 0"
- PRE-FINISHED ALUM. DOWNSPOUT
- WRAPPED STRUCT. COLUMN. SEE STRUCT. DWGS FOR SIZING
- T.O. Stone 2' - 4"
- F.F. 0"
- PRE-ENGINEERED STONE VENEER FIREPLACE
- PRE-ENGINEERED STONE VENEER W/ PRECAST STONE CAP
- WRAPPED STRUCT. COLUMN SEE STRUCT. DWGS FOR SIZING

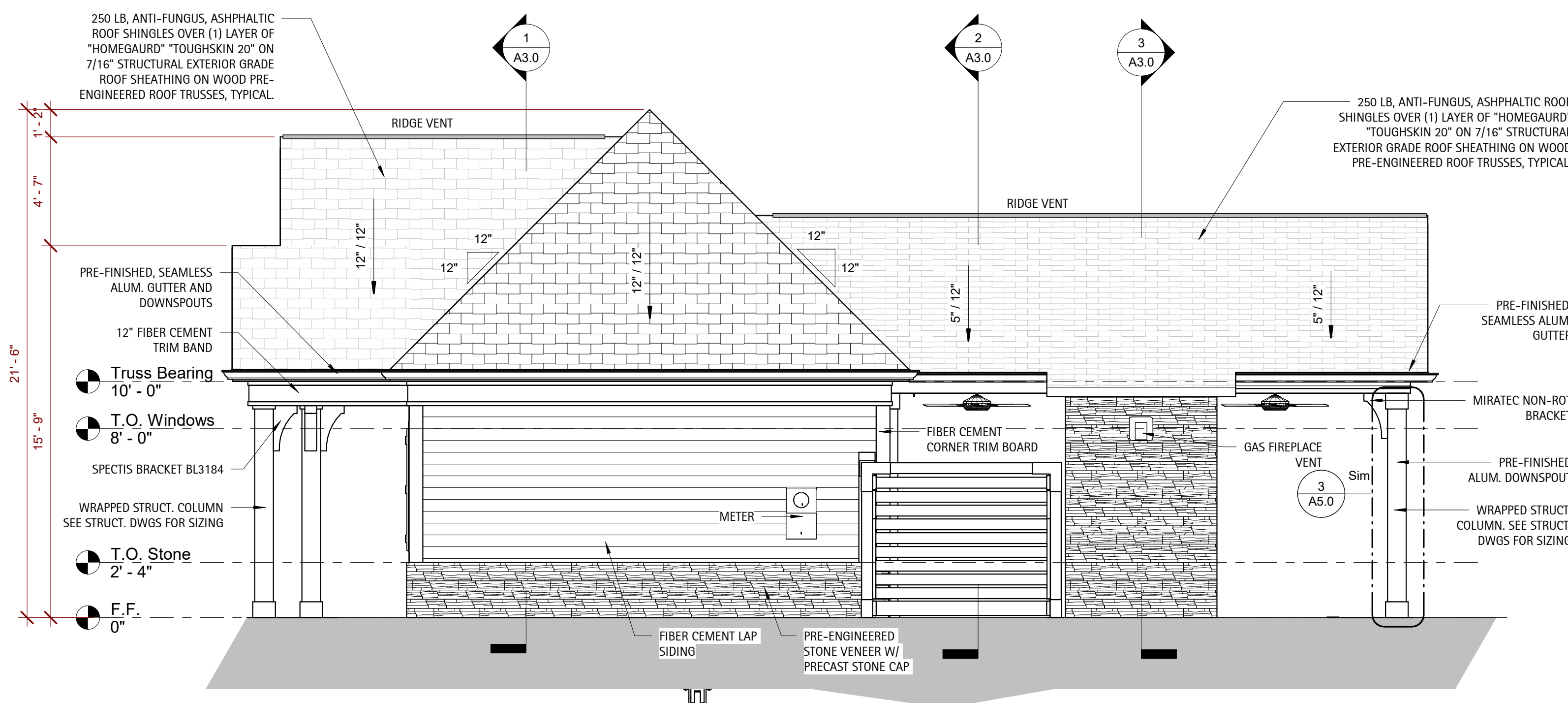
Interior and Structural Details:

- SPECTIS BRACKET BL3184
- 12" FIBER CEMENT TRIM BAND
- FIBER CEMENT WINDOW TRIM BOARD
- FIBER CEMENT LAP SIDING
- FIBER CEMENT CORNER BOARD

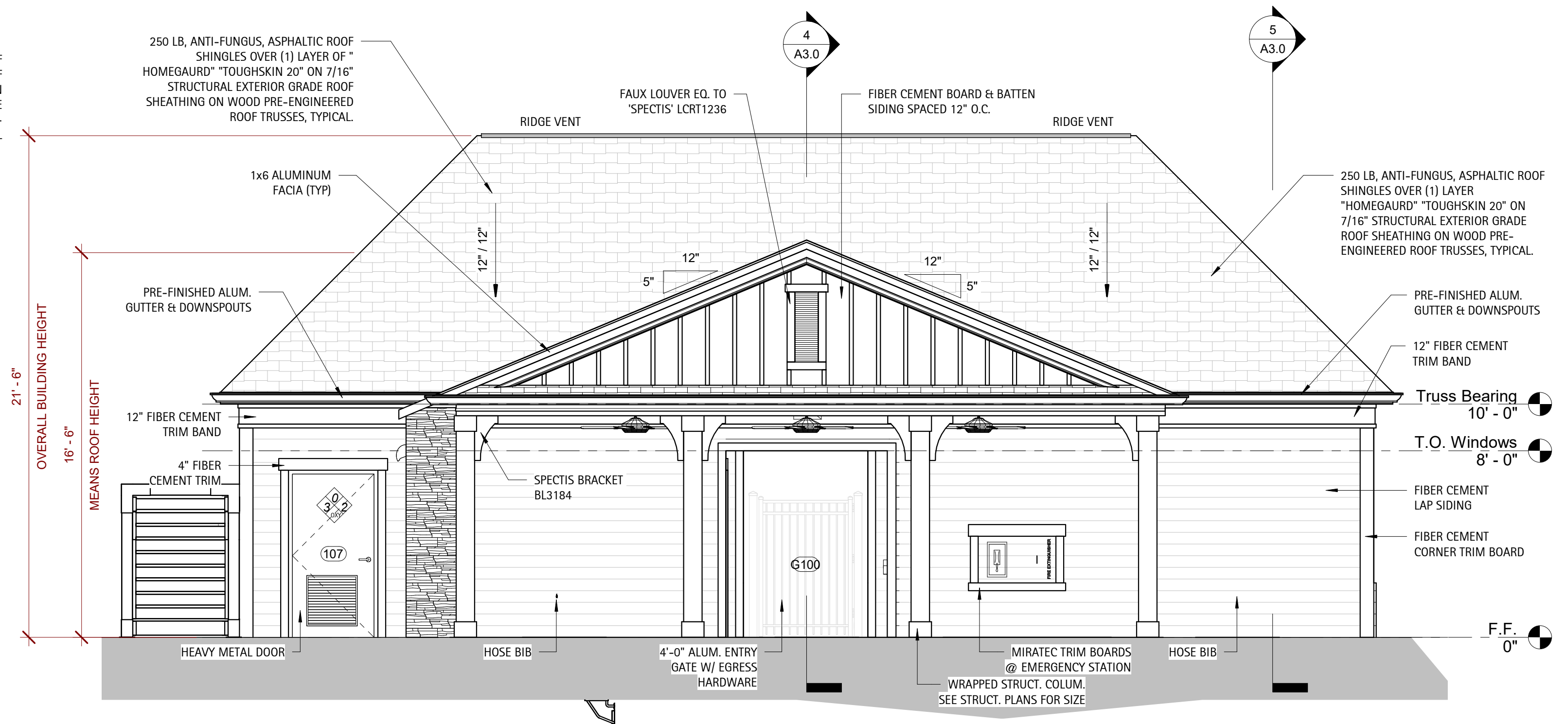
Dimensions and Notes:

- 5' / 12"
- 12"
- 12"
- 12" / 12"
- 12"
- 12"
- 12" / 12"
- 12" / 12"
- 12" / 12"

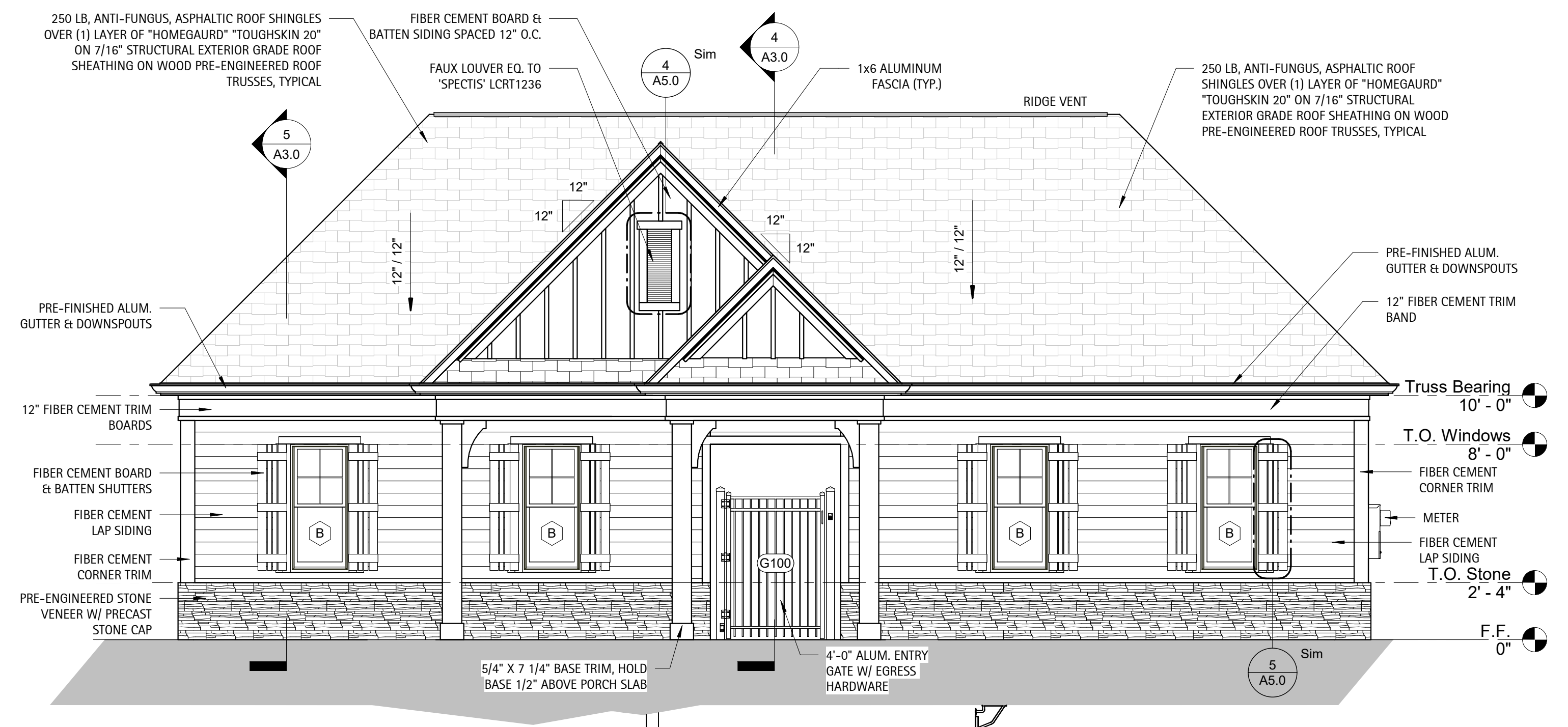
Left Side Elevation



Right Side Elevation

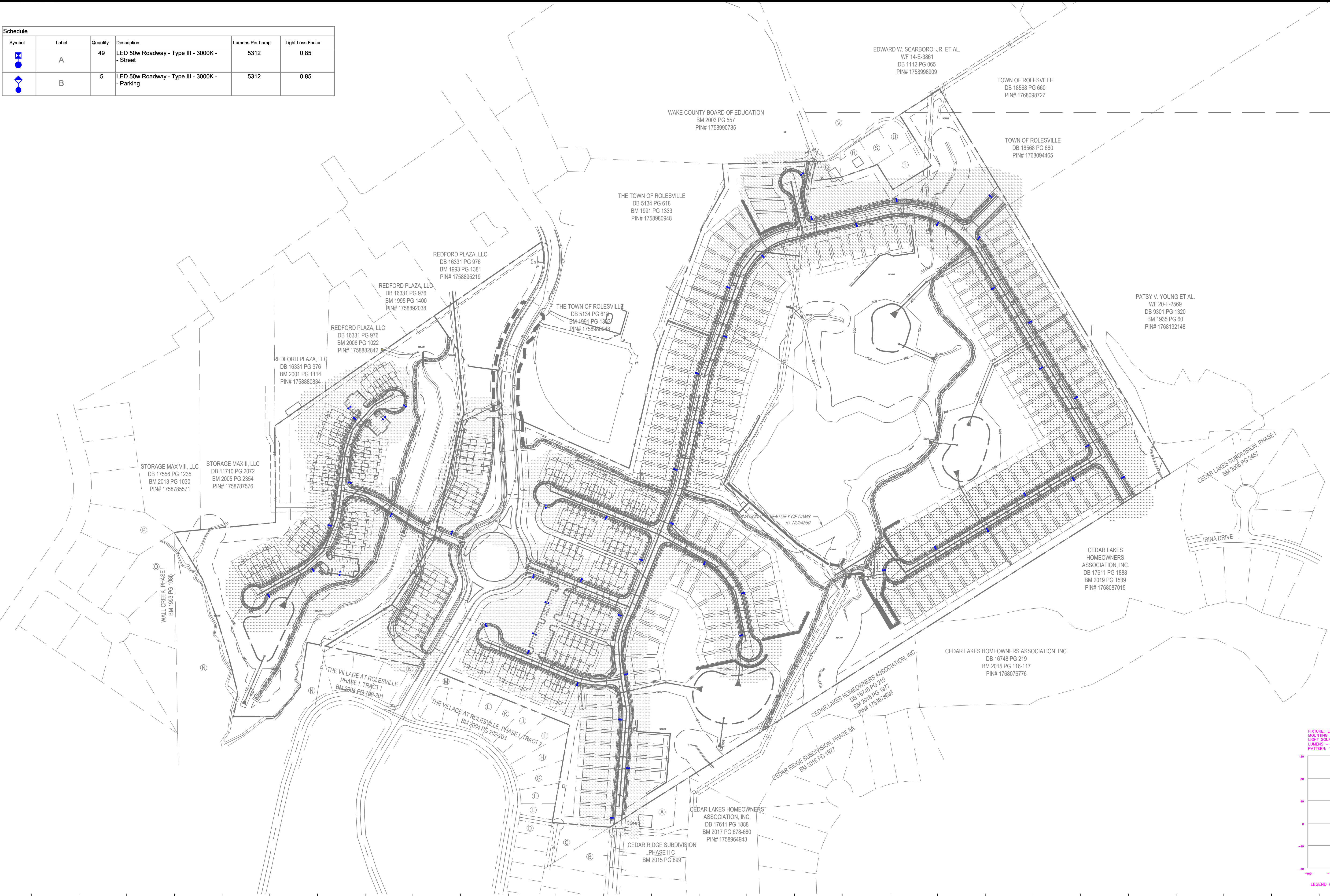


Rear Elevation



Front Elevation

Schedule					
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
Blacks Dark Sky Certified

LED
(Light emitting diode)

Mounting height
20', 25', 30'

Color
Gray / Black

Pole
Fiberglass
Metal
Wood

Applications
Neighborhoods
Parks
Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 - 8,370
Light pattern:IESNA Type II, III, V
IESNA cutoff classification: Full cutoff
BUG rating: Type II = (B1)(UG2) (50w)
Type III = (B1)(UG2) (70w)
Type V = (B3)(UG1) (50w only)
Type V = (B3)(UG1) (50w only)

Color temperature: 3,000K

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Slanted
Metal (Special conditions)	25', 30', 35'	Galvanized

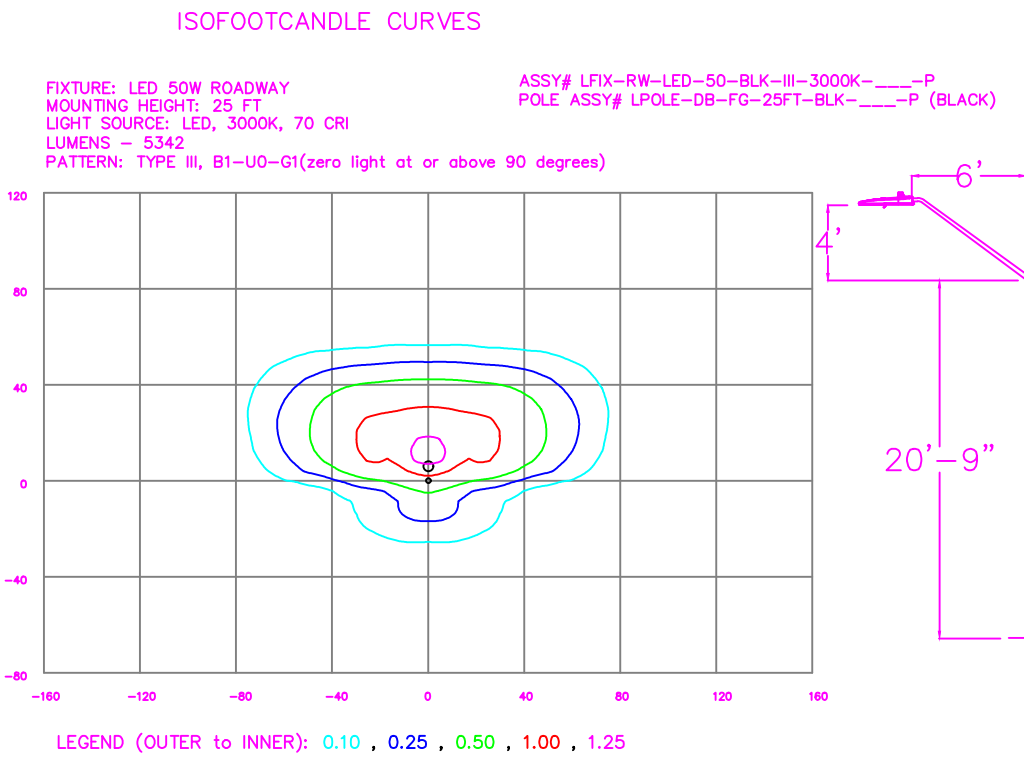
FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates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

For additional information, contact us at 1-800-444-4444 or www.duke-energy.com.

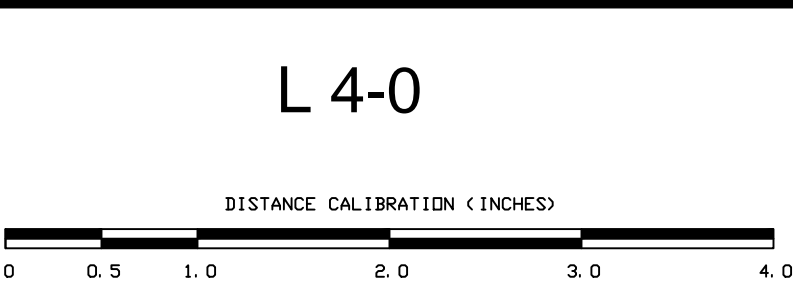
DUKE ENERGY
PROGRESS

©2012 Duke Energy Progress. 000004 001 001

Light distribution patterns



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.

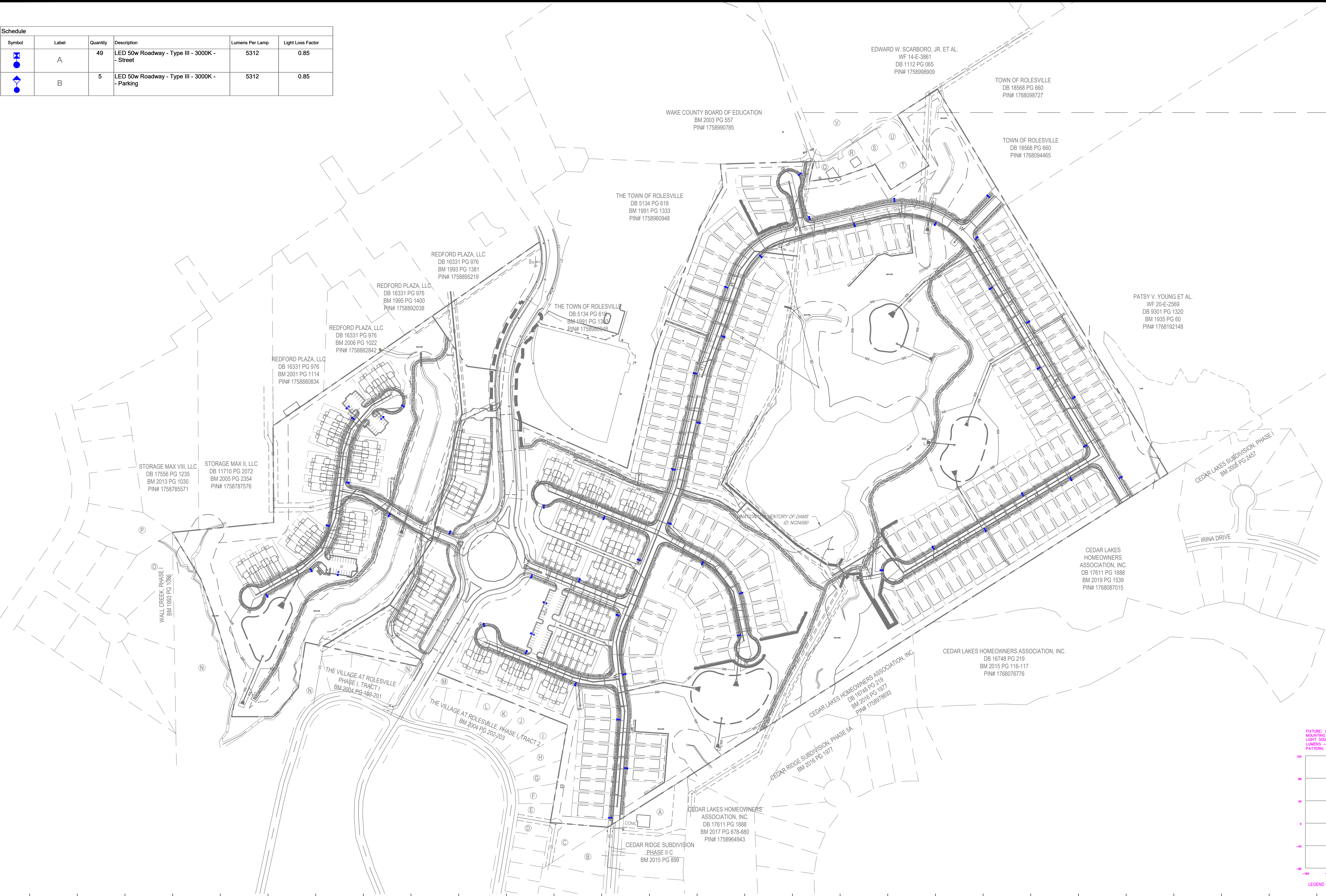


PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

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

Schedule					
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
(Light emitting diode)

Mounting height

Color

Pole

Applications

50 watts

20', 25', 35'

Gray | Black

Fiberglass
Metal
Wood

Neighborhoods
Parks
Streets

Light source: LED (white)

Wattage: 50 watts, 70 watts

Lumens: 5,232 - 8,370

Light pattern: ESNA Type II, III, V

IESNA cutoff classification: Full cutoff

BUG rating: Type II = (B1)(UG2) (50w)
Type III = (B1)(UG2) (70w)
Type V = (B3)(UG1) (50w only)

Color temperature: 3,000K

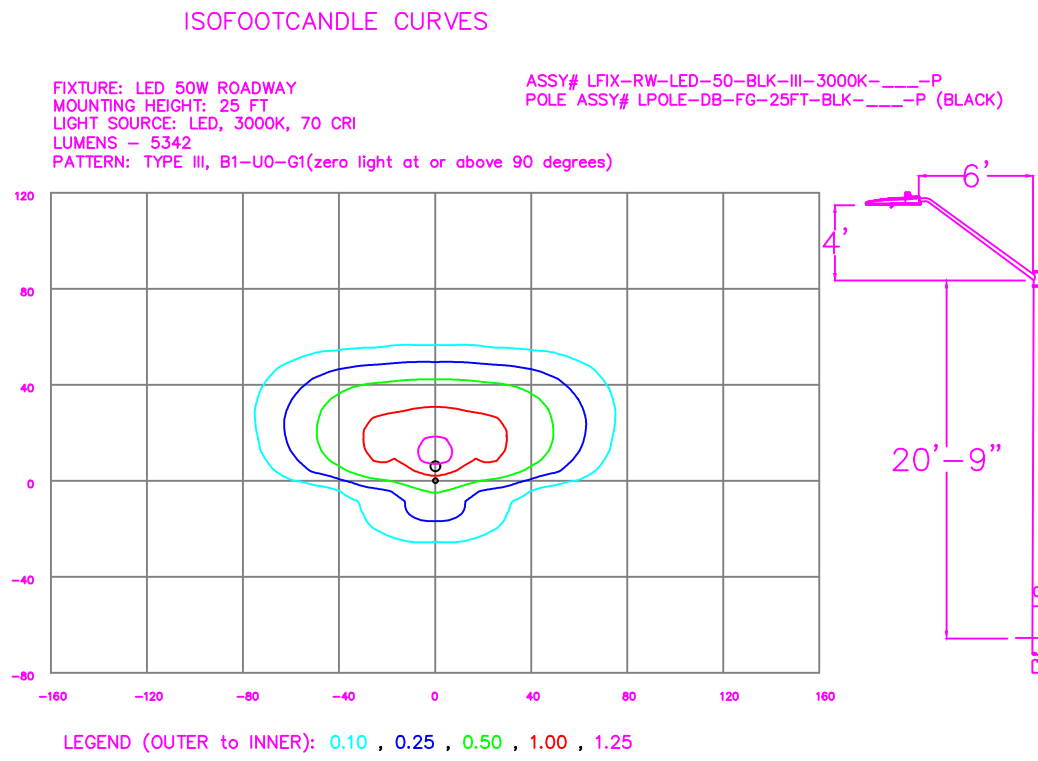
POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Stained
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees 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

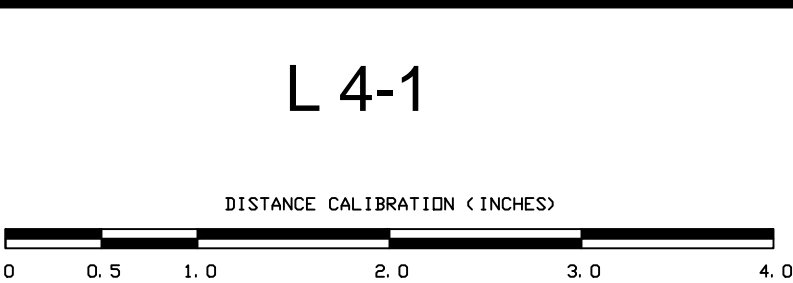
For additional information, contact us at 000000@duke-energy.com.

DUKE ENERGY
PROGRESS

©2022 Duke Energy Progress. 000000-001-001



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.



PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

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