

CONSTRUCTION INFRASTRUCTURE DRAWINGS

PARKER RIDGE

82 SCHOOL STREET
ROLESVILLE, NORTH CAROLINA 27571



CID-23-06 / Construction Infrastructure Drawing
/ Parker Ridge

APPROVED

Date: March 12, 2024

Matthew Beasley

Town of Rolesville Planning Department

TOWN OF ROLESVILLE CASE NUMBER: PSP23-02
PREVIOUS REZONING APPLICATION: MA22-03

1ST SUBMITTAL: JUNE 1, 2023

2ND SUBMITTAL: AUGUST 1, 2023

3RD SUBMITTAL: OCTOBER 1, 2023

4TH SUBMITTAL: DECEMBER 1, 2023

5TH SUBMITTAL: FEBRUARY 1, 2024

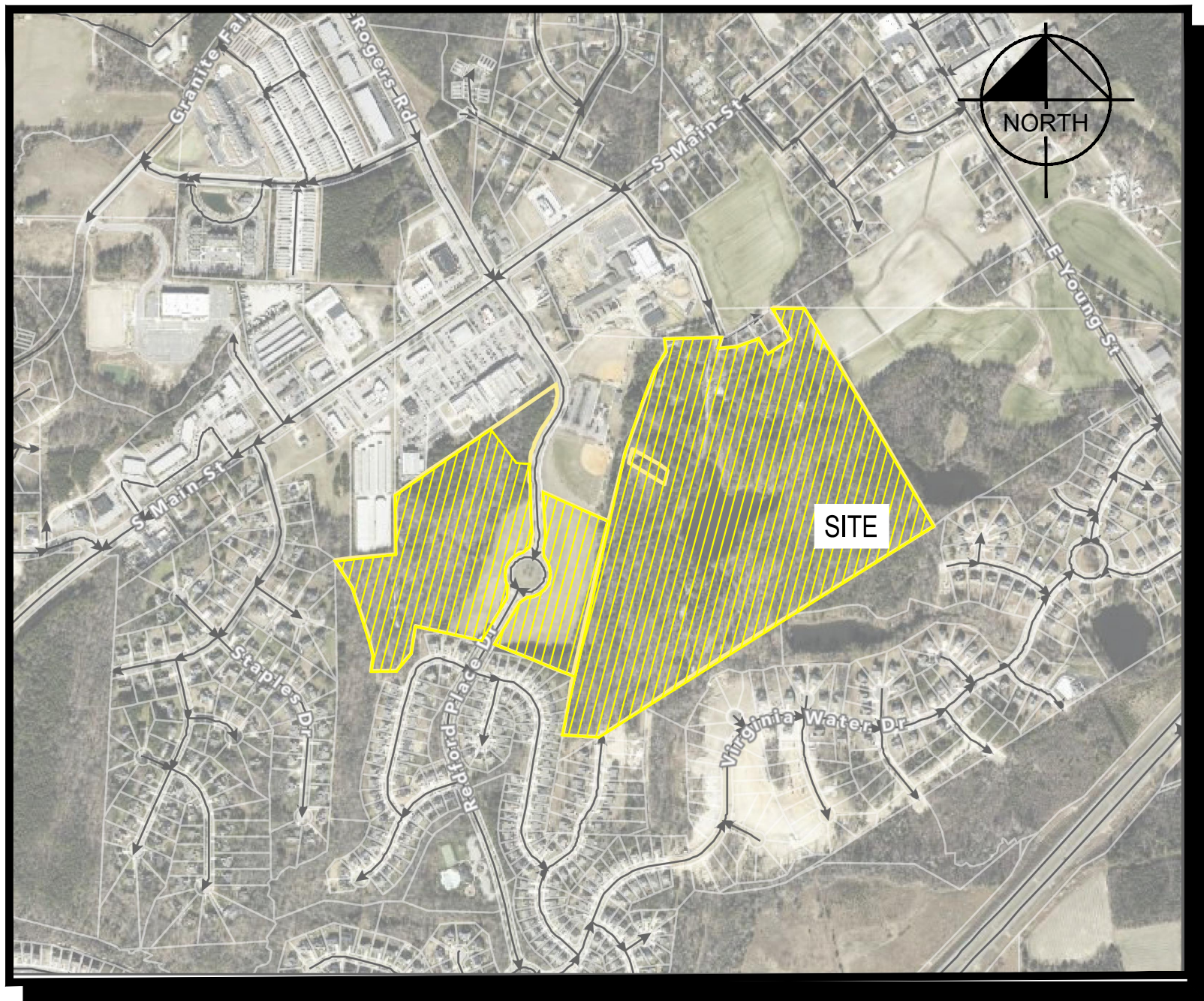
6TH SUBMITTAL: FEBRUARY 20, 2024

7TH SUBMITTAL: MARCH 5, 2024

WC 1ST SUBMITTAL: OCTOBER 12, 2023

WC 2ND SUBMITTAL: DECEMBER 18, 2023

WC 3RD SUBMITTAL: JANUARY 12, 2024



ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Utilities Department** at (919) 996-4540 at least *twenty four hours* prior to beginning any of their construction.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection*, *Install a Downstream Plug*, have *Permitted Plans* on the *Jobsite*, or any other *Violation of City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh*.

CORPUS APPROVAL CONDITION:
CONVEYANCE OF SEWAGE FROM LOTS WITHIN 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 TITLED 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.

SITE LOCATION MAP
NOT TO SCALE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval

City of Raleigh Review Officer

Timothy Beasley

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

EROSION CONTROL, STORMWATER
AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL ☒ SEC-111977-2023

STORMWATER MGMT. ☒ SWF-111983-2023

FLOOD STUDY ☐ S-

DATE 3-18-2024

Barney Blackburn
ENVIRONMENTAL CONSULTANT SIGNATURE



Know what's below.
Call before you dig.

PSP-23-02
CID-23-06

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C0-2	NC001 STABILIZATION NOTES
C1-0	EXISTING CONDITIONS (1 OF 4)
C1-1	EXISTING CONDITIONS (2 OF 4)
C1-2	EXISTING CONDITIONS (3 OF 4)
C1-3	EXISTING CONDITIONS (4 OF 4)
C1-4	OVERALL DEMOLITION PLAN
C1-5	ENLARGED DEMOLITION PLAN (1 OF 6)
C1-6	ENLARGED DEMOLITION PLAN (2 OF 6)
C1-7	ENLARGED DEMOLITION PLAN (3 OF 6)
C1-8	ENLARGED DEMOLITION PLAN (4 OF 6)
C1-9	ENLARGED DEMOLITION PLAN (5 OF 6)
C1-10	ENLARGED DEMOLITION PLAN (6 OF 6)
C2-0	OVERALL SITE PLAN
C2-1	ENLARGED SITE PLAN (1 OF 6)
C2-2	ENLARGED SITE PLAN (2 OF 6)
C2-3	ENLARGED SITE PLAN (3 OF 6)
C2-4	ENLARGED SITE PLAN (4 OF 6)
C2-5	ENLARGED SITE PLAN (5 OF 6)
C2-6	ENLARGED SITE PLAN (6 OF 6)
C2-7	PHASING PLAN
C2-8	SIGNAGE AND STRIPING PLAN
C3-0	OVERALL UTILITY PLAN
C3-1	ENLARGED UTILITY PLAN (1 OF 6)
C3-2	ENLARGED UTILITY PLAN (2 OF 6)
C3-3	ENLARGED UTILITY PLAN (3 OF 6)
C3-4	ENLARGED UTILITY PLAN (4 OF 6)
C3-5	ENLARGED UTILITY PLAN (5 OF 6)
C3-6	ENLARGED UTILITY PLAN (6 OF 6)
C4-0	OVERALL GRADING PLAN
C4-1	ENLARGED GRADING PLAN (1 OF 6)
C4-2	ENLARGED GRADING PLAN (2 OF 6)
C4-3	ENLARGED GRADING PLAN (3 OF 6)
C4-4	ENLARGED GRADING PLAN (4 OF 6)
C4-5	ENLARGED GRADING PLAN (5 OF 6)
C4-6	ENLARGED GRADING PLAN (6 OF 6)
C4-7	STORM SEWER TABLE (1 OF 3)
C4-8	STORM SEWER TABLE (2 OF 3)
C5-0	STORM SEWER TABLE (3 OF 3)
C5-1	ENLARGED PHASE 1 EROSION CONTROL PLAN (1 OF 6)
C5-2	ENLARGED PHASE 1 EROSION CONTROL PLAN (2 OF 6)
C5-3	ENLARGED PHASE 1 EROSION CONTROL PLAN (3 OF 6)
C5-4	ENLARGED PHASE 1 EROSION CONTROL PLAN (4 OF 6)
C5-5	ENLARGED PHASE 1 EROSION CONTROL PLAN (5 OF 6)
C5-6	ENLARGED PHASE 1 EROSION CONTROL PLAN (6 OF 6)
C5-7	OVERALL PHASE 2 EROSION CONTROL PLAN
C5-8	ENLARGED PHASE 2 EROSION CONTROL PLAN (1 OF 6)
C5-9	ENLARGED PHASE 2 EROSION CONTROL PLAN (2 OF 6)
C5-10	ENLARGED PHASE 2 EROSION CONTROL PLAN (3 OF 6)
C5-11	ENLARGED PHASE 2 EROSION CONTROL PLAN (4 OF 6)
C5-12	ENLARGED PHASE 2 EROSION CONTROL PLAN (5 OF 6)
C5-13	ENLARGED PHASE 2 EROSION CONTROL PLAN (6 OF 6)
C5-14	OVERALL PHASE 3 EROSION CONTROL PLAN
C5-15	ENLARGED PHASE 3 EROSION CONTROL PLAN (1 OF 6)
C5-16	ENLARGED PHASE 3 EROSION CONTROL PLAN (2 OF 6)
C5-17	ENLARGED PHASE 3 EROSION CONTROL PLAN (3 OF 6)
C5-18	ENLARGED PHASE 3 EROSION CONTROL PLAN (4 OF 6)
C5-19	ENLARGED PHASE 3 EROSION CONTROL PLAN (5 OF 6)
C5-20	ENLARGED PHASE 3 EROSION CONTROL PLAN (6 OF 6)
C6-0	CARVED STONE CT PLAN AND PROFILE
C6-1	CAVALERA WAY PLAN AND PROFILE
C6-2	GRANITE KNOLL CT PLAN AND PROFILE (1 OF 2)
C6-3	GRANITE KNOLL CT PLAN AND PROFILE (2 OF 2)
C6-4	STONE OVERLOOK CT PLAN AND PROFILE

C6-5	WATER NEST DR PLAN AND PROFILE
C6-6	TREE MOSS CT PLAN AND PROFILE
C6-7	QUARRY POND CT PLAN AND PROFILE
C6-8	ZANNING DR PLAN AND PROFILE
C6-9	LONG MOLFORD DRIVE PLAN AND PROFILE (1 OF 5)
C6-10	LONG MOLFORD DRIVE PLAN AND PROFILE (2 OF 5)
C6-11	LONG MOLFORD DRIVE PLAN AND PROFILE (3 OF 5)
C6-12	LONG MOLFORD DRIVE PLAN AND PROFILE (4 OF 5)
C6-13	LONG MOLFORD DRIVE PLAN AND PROFILE (5 OF 5)
C6-14	ALLEY 1 PLAN AND PROFILE
C6-15	ALLEY 2 PLAN AND PROFILE
C6-16	ALLEY 3 PLAN AND PROFILE
C6-17	ALLEY 4 PLAN AND PROFILE
C6-18	GW1A GREENWAY PLAN AND PROFILE (1 OF 2)
C6-19	GW1A GREENWAY PLAN AND PROFILE (2 OF 2)
C6-20	GW2 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-21	GW2 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-22	GW3 GREENWAY PLAN AND PROFILE (1 OF 1)
C6-23	GW4 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-24	GW4 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-25	SEWER OUTFALL 1 AND 2 PLAN AND PROFILE
C6-26	SEWER OUTFALL 3 AND 4 PLAN AND PROFILE
C6-27	SEWER OUTFALL 6 PLAN AND PROFILE
C7-0	SCM 1 PLAN AND PROFILE
C7-1	SCM 2 PLAN AND PROFILE
C7-2	SCM 3 PLAN AND PROFILE
C7-3	SCM 4 PLAN AND PROFILE
C7-4	CULVERT 1 PLAN
C7-5	CULVERT 2 PLAN
C7-6	CULVERT 3 PLAN
C7-7	CULVERT 4 PLAN
C7-8	SCM DETAILS
C8-0	SITE DETAILS (1 OF 3)
C8-1	SITE DETAILS (2 OF 3)
C8-2	SITE DETAILS (3 OF 3)
C8-3	EROSION CONTROL DETAILS (1 OF 2)
C8-4	EROSION CONTROL DETAILS (2 OF 2)
C8-5	SEWER DETAIL
C8-6	STORM DETAILS (1 OF 2)
C8-7	STORM DETAILS (2 OF 2)
C8-8	WATER DETAIL (1 OF 2)
C8-9	WATER DETAIL (2 OF 2)
C9-0	OPEN SPACE PLAN
C9-1	OPEN SPACE DETAILS (1 OF 2)
C9-2	OPEN SPACE DETAILS (2 OF 2)
L1-0	OVERALL LANDSCAPE PLAN
L1-1	ENLARGED LANDSCAPE PLAN (1 OF 6)
L1-2	ENLARGED LANDSCAPE PLAN (2 OF 6)
L1-3	ENLARGED LANDSCAPE PLAN (3 OF 6)
L1-4	ENLARGED LANDSCAPE PLAN (4 OF 6)
L1-5	ENLARGED LANDSCAPE PLAN (5 OF 6)
L1-6	ENLARGED LANDSCAPE PLAN (6 OF 6)
L1-7	SCM PLANTINGS
L2-0	LANDSCAPE DETAILS
L3-0	OVERALL TREE CONSERVATION PLAN
L3-1	ENLARGED TCA PLAN (1 OF 6)
L3-2	ENLARGED TCA PLAN (2 OF 6)
L3-3	ENLARGED TCA PLAN (3 OF 6)
L3-4	ENLARGED TCA PLAN (4 OF 6)
L3-5	ENLARGED TCA PLAN (5 OF 6)
L3-6	ENLARGED TCA PLAN (6 OF 6)
L4-0	SITE LIGHTING PLAN (GRID)
L4-1	SITE LIGHTING PLAN (NO GRID)

SITE DATA TABLE		
OWNER	W. HAROLD PARKER JR. / ROLESVILLE DEVELOPMENT, LLC	
DEVELOPER	LENNAR OF CAROLINAS, LLC	
PIN #	AREA (SF)	AREA (AC)
1758988411	2,592,300	59.51
1758983710	17,121	0.39
1758884270 E	310,215	7.12
1758884270 W	865,243	19.86
GROSS AREA	3,784,879	86.89
PARCEL A - PARK EXPANSION AREA	65,340	1.50
NET AREA	3,719,539	85.39
IMPERVIOUS EXISTING	2,885	0.07
IMPERVIOUS PROPOSED	1,819,937	41.78
PREVIOUS ZONING	RL	
USE	VACANT / AG	
FUTURE LAND USE DESIGNATION (ROLESVILLE COMP PLAN)	HDR	
CURRENT ZONING	RH/RM CLUSTER CONDITIONAL	
PROPOSED USE	RESIDENTIAL	
SETBACKS MINIMUM RM (CLUSTER)	SINGLE-FAMILY DETACHED	
FRONT	20'	
SIDE	5'	
CORNER SIDE	10'	
REAR	20'	
MIN FRONT LOT WIDTH	40'	
MIN LOT AREA	5,000 SF	
MIN LOT AREA PROPOSED:	5,021 SF	
RM-CZ CLUSTER (SINGLE FAMILY DETACHED)	AREA (SF)	AREA (AC)
FINAL TRACT AREA	2,521,614	57.89
TOTAL UNITS	161	
PROPOSED DENSITY (DU/AC)	2.8	
MAXIMUM DENSITY (DU/AC)	5	
PUBLIC GREENWAY (EST. 30' ESTM WIDTH)	150,754	3.46
CLUSTER OPEN SPACE PROVIDED 12%	252,161	5.79
PROVIDED OPEN SPACE	1,431,382	32.86
MAX BUILDING HEIGHT	35 ft	
SETBACKS MINIMUM RH - CZ (TOWNHOMES)	AREA (SF)	AREA (AC)
FRONT	15'	
PARKING SETBACK FOR TOWNHOMES*	19'	
BUILDING SEPARATION	30'	
SIDE	10'	
CORNER SIDE	15'	
REAR	15'	
MIN FRONT LOT WIDTH	2,000'	
MIN LOT AREA	2,000 SF	
MIN LOT AREA PROPOSED:	2,054 SF	
RH-CZ (TOWNHOMES)	AREA (SF)	AREA (AC)
FINAL TRACT AREA	1,197,925	27.50
GROSS TRACT AREA	628,146	14.42
NOTE: SEE PHASING PLAN (C2-7) FOR MAP VIEW OF GROSS TRACT AREA		
LOT AREA	330,922	7.60
TOTAL UNITS	114	
PROPOSED DENSITY (DU/AC)	4.1	
MAXIMUM DENSITY (DU/AC)	9	
MAX BUILDING HEIGHT	35 ft	

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 PROJECTS 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.
- PERMITTER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN. TYPE 3 AND TYPE 4 PERMITTER BUFFERS MAY INCLUDE FENCES INSTEAD OF WALLS.
- ALL SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A 2 CAR GARAGE.
 - ALL GARAGE DOORS SHALL HAVE WINDOWS.
 - C. GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE A MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FACADE OF THE HOUSE.
 - D. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION;

- 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 5% 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.
- ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A. 1 OR 2 CAR GARAGE.
 - B. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION.
 - 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. 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 5% REAR PATIO.
 - L. 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.
 - 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.
- 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 16TH 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 CAVETS:
 - 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 CONSTRUCTION OF ANY PART OF THE YOUNG STREET CONNECTION, THE DEVELOPERS 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 PROJECTS TRANSPORTATION IMPACT FEES FOR REMAINING COSTS.
 - "PROJECT" SHALL MEAN "PARKER RIDGE" AS DESCRIBED BY MA 22-03 AND ANN 22-06.
 - "DEVELOPER" SHALL MEAN LENNAR CAROLINAS LLC, AND ITS SUCCESSORS AND ASSIGNS.

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER: LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27660 (919) 863-6461	ENGINEER: BGE, INC 8400 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 27607 (919) 276-0111	BOUNDARY SURVEYOR: JOHNSON, MIRIRAN & 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.

PER TOWN OF ROLESVILLE COMMENT

02/14/2024

PER TOWN OF ROLESVILLE / W/C COMMENTS

11/2/2024

PER TOWN OF ROLESVILLE COMMENT

11/2/2023

PER TOWN OF ROLESVILLE COMMENT

10/02/2023

PER TOWN OF ROLESVILLE COMMENT

08/01/2023

PER TOWN OF ROLESVILLE COMMENT

06/01/2023

INITIAL SUBMITTAL

REV

DESIGNED BY: DFC/CD

DRAWN BY: DFC/JWM

REVIEWED BY: DF

BCE

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4397

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

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

COVER SHEET

NORTH CAROLINA
PROFESSIONAL
SEAL
028892
DEBRA M. FERM
ENGINEER
EXPIRATION DATE 12/31/2024

DocuSign Envelope ID: 2F071E0E-A263-4778-82DF-FADF-B0B8B176F9

FILE NUMBER:
8430-03

DATE: 03/04/2024

C0-0

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C0-0 - COVR.dwg Layout: 3/12/2024 8:55:59 AM

GENERAL NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

NO WORK WITHIN NCDOT OR TOWN OF ROLESVILLE RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JMT AND ADVANCED CIVIL DESIGN. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPT. OF TRANSPORTATION NCDOT AS APPLICABLE.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE TOWN OF ROLESVILLE.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE TOWN OF ROLESVILLE.

ALL STANDARD NUMBERS REFER TO THE NCDOT STANDARD DETAILS AND SPECIFICATIONS AND THE LATEST EDITION OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBTSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.

IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

CONTACT APPROPRIATE UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

UTILITY NOTES

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NC811) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKE ENERGY STANDARDS.

ALL UTILITIES ARE TO BE UNDERGROUND.

TRAFFIC CONTROL & PEDESTRIAN PLAN (TCPED) NOTES

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS, THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE.
- SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RETAINING WALL NOTES

DESIGN OF ALL RETAINING WALLS IS TO BE PER INTERNATIONAL BUILDING CODE SECTION 1610.3.

CONTRACTOR SHALL PROVIDE DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NC LICENSED ENGINEER, AND SHALL SUBMIT TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO CONSTRUCTION.

A NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY, ENGINEER AND OWNER THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAWINGS IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.

WALLS OVER 30" IN HEIGHT REQUIRE A SAFETY FENCE TO BE INSTALLED. DESIGN OF FALL PROTECTION SHALL COMPLY WITH NC STATE BUILDING CODE SECTION 1015.

THE WALL PLAN & PROFILE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. BGE, INC. IS NOT RESPONSIBLE FOR RETAINING WALL DESIGN.

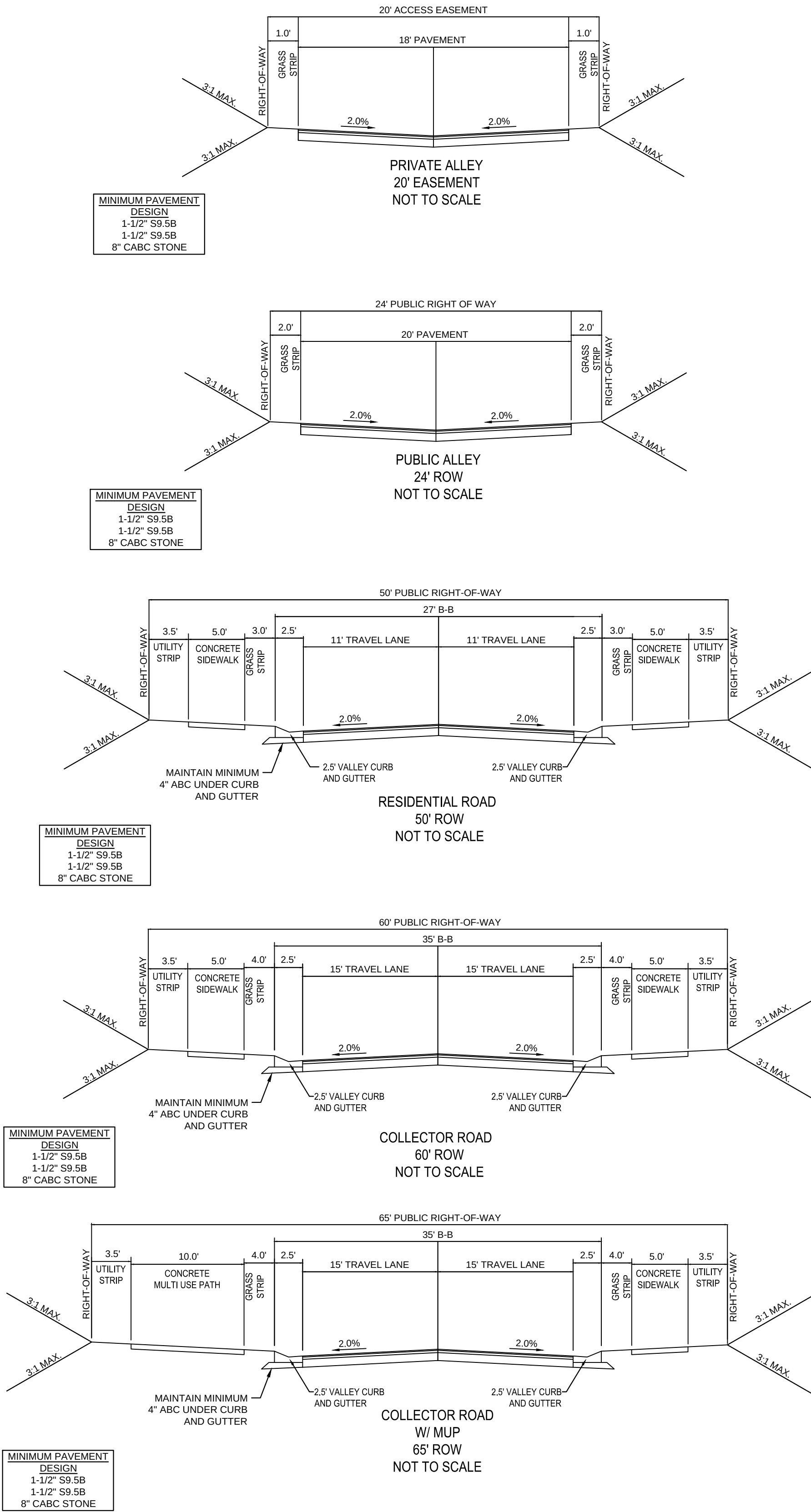
ANY REFERENCE TO A RETAINING WALL WITHIN THE PLAN SET IS FOR APPROVAL PERTAINING TO LOCATION, APPEARANCE, AND SIZE ONLY.

EROSION CONTROL MAINTENANCE REQUIREMENTS

- SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.
- SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE
- CONSTRUCTION ENTRANCE**
- THE GRAVEL CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT ROADWAYS.
 - REPLACEMENT OF STONE MAY BE NECESSARY TO ENSURE THE GRAVEL ENTRANCE FUNCTIONS PROPERLY. REPLENISHMENT OF STONE MAY BE NECESSARY.
 - FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE SHOULD BE COMPLETED.
 - ANY MATERIAL TRACKED ONTO THE ROADWAY SHALL BE CLEANED UP IMMEDIATELY.
- SILT FENCE**
- INSPECT THE SILT FENCE ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY.
 - INSPECT THE SILT FENCE TO BE SURE THE BOTTOM OF THE GEOTEXTILE IS KEYED IN PROPERLY.
 - AT A MINIMUM, REMOVE AND DISPOSE OF ALL SILT ACCUMULATIONS WHEN DEPTH REACHES 1/2 THE HEIGHT OF THE GEOTEXTILE. DO NOT UNDERMINE THE FENCE DURING CLEANOUT.
 - DISPOSE OF SEDIMENT BY HAULING IT TO AN APPROVED WASTE SITE WITH APPROPRIATE PERIMETER PROTECTION.
 - REMOVE AND REPLACE DETERIORATED OR CLOGGED SILT FENCE.
 - REPLACE SILT FENCE REMOVED FOR ACCESS AT THE END OF EACH DAY'S OPERATION.
 - INSTALL ADDITIONAL POSTS OR WIRE BACKING IF FENCE IS SAGGING.
- TEMPORARY DIVERSION**
- DEVICES SHOULD BE INSPECTED ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
 - AT A MINIMUM, SEDIMENT SHOULD BE REMOVED FROM THE CHANNEL WHEN THE TEMPORARY DIVERSION IS 50 PERCENT OF THE DESIGN DEPTH
 - TEMPORARY DIVERSIONS SHOULD BE IMMEDIATELY REPAIRED IF DAMAGED BY EQUIPMENT OR BREACHED BY RUNOFF
- SILT FENCE OUTLET**
- INSPECT THE DEVICE ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT FOR DAMAGE AND SEDIMENT ACCUMULATION TO CONFIRM THE DEVICE IS FUNCTIONING PROPERLY.
 - AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT CONTROL STONE.
 - REPLACE OR CLEAN THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN THROUGH THE DEVICE BETWEEN RAINFALL EVENTS.
 - REBUILD AND/OR REPAIR THE DEVICE WHEN IT IS DAMAGED.
 - REPAIR AREAS WHERE SSOF BECOMES UNDERMINED DUE TO CONCENTRATED FLOWS.
- TEMPORARY SLOPE DRAIN**
- INSPECT SLOPE DRAINS ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
 - REBUILD EARTH BERMS AND INLETS THAT HAVE WEAKENED DUE TO SCOURING.
 - EXTEND SLOPE DRAINS AND REBUILD INLET PROTECTION AS SLOPE IS BUILT, AFTER EACH 2-FOOT INCREASE IN HEIGHT.
 - REBUILD OR REPAIR SLOPE DRAINS IF NEEDED WHEN SEEDING AND MULCHING IS PERFORMED.
 - REFURBISH CLASS B STONE OUTLET PROTECTION AND CLEAN AS NEEDED.

- RECP**
- REPAIR EROSION AND/OR UNDERMINING AT THE TOP OF THE SLOPE.
 - REPAIR UNDERMINING BENEATH MATTING. PULL BACK MATTING, FILL AND COMPACT ERODED AREA, RESEED AND THEN SECURE MATTING FIRMLY.
 - REPOSITION OR REPLACE MATTING THAT HAS MOVED ALONG THE SLOPE OR CHANNEL AND SECURE FIRMLY.
 - REPLACE DAMAGED MATTING.
- WATTLE**
- THE UP-GRADIENT SIDE OF THE WATTLE BARRIER SHOULD BE MAINTAINED TO ALLOW THE WATER TO FLOW THROUGH, REDUCE VELOCITY AND ALLOW SEDIMENTATION TO OCCUR.
 - IF THE NATURAL FIBERS OF THE WATTLE BARRIER BECOME TOO SATURATED WITH DEBRIS, SEDIMENT, ETC., AND REMOVAL OF THESE ITEMS IS NOT POSSIBLE, WATTLE BARRIERS SHOULD BE REPLACED.
 - STAKES SHOULD BE USED TO ANCHOR THE WATTLE BARRIER ADEQUATELY TO THE GROUND TO PREVENT SCOURING AND WASHOUT DURING STORM EVENTS.
 - THE EXCELSIOR PAID BENEATH THE WATTLES IS CRITICAL TO THE PROPER FUNCTIONING OF THE WATTLES.
- RISER BASIN**
- INSPECT THE BASIN AND RISER ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
 - INSPECT THE RISER FOR PROPER OPERATION. REMOVE DEBRIS FROM AROUND THE RISER OR THE TRASH RACK.
 - CHECK THE SKIMMER FOR PROPER FUNCTIONING AND TO VERIFY THAT IT IS NOT CLOGGED WITH SEDIMENT.
 - MAKE SURE THE VENT PIPE ON THE SKIMMER IS TURNED UPRIGHT.
 - INSPECT THE BARREL FOR SEEPAGE AROUND THE PIPE AT THE OUTLET.
 - INSPECT THE EMBANKMENT, BAFFLES, OVERFLOW SPILLWAY AND OUTLET FOR EROSION DAMAGE.
 - AT A MINIMUM, REMOVE SEDIMENT WHEN THE BASIN VOLUME REACHES 50% OF THE TOTAL STORAGE VOLUME AND AS NEEDED.
- SKIMMER BASIN**
- INSPECT THE BASIN ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
 - CLEAN OUT THE BASINS WHEN SEDIMENT ACCUMULATIONS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FIRST BAFFLE.
 - CHECK THE SKIMMER TO MAKE SURE THAT IT IS NOT CLOGGED WITH SEDIMENT.
 - CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE.
 - CHECK THE COIR FIBER MAT AT THE OUTLET OF THE SKIMMER TO DETERMINE IF A REPLACEMENT IS NEEDED.
 - DURING WINTER, SUPPORT THE SKIMMER AT AN ANGLE SUCH THAT WATER DOES NOT STAND INSIDE THE BARREL. THIS COULD RESULT IN THE WATER FREEZING AND PLUGGING THE SKIMMER.
 - REPAIR SEED AND REPLACE MATTING ON THE SIDE SLOPE AREAS THAT HAVE ERODED OR HAVE BECOME DAMAGED BY EQUIPMENT FROM SILT CLEANOUT.
 - REMOVE SEDIMENT THAT MAY ACCUMULATE ON THE STONE PAD UNDERNEATH THE SKIMMER DEVICE.
 - INSPECT BAFFLES AFTER EACH RAIN EVENT FOR EROSION DAMAGE AND SEDIMENT ACCUMULATIONS.
- COIR FIBER BAFFLE**
- INSPECT BAFFLES ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY.
 - INSPECT COIR FIBER BAFFLE TO BE SURE THE ENDS OF THE MAT ARE ANCHORED INTO THE GROUND OR SIDE SLOPES WITH STAPLES.
 - AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN IT REACHES 1/2 THE BAFFLE HEIGHT, AND DO NOT DAMAGE THE BAFFLES DURING SEDIMENT CLEANOUT.
 - REMOVE AND REPLACE DETERIORATED OR CLOGGED BAFFLES.
 - INSTALL ADDITIONAL POSTS OR WIRE BACKING IF BAFFLE IS SAGGING.

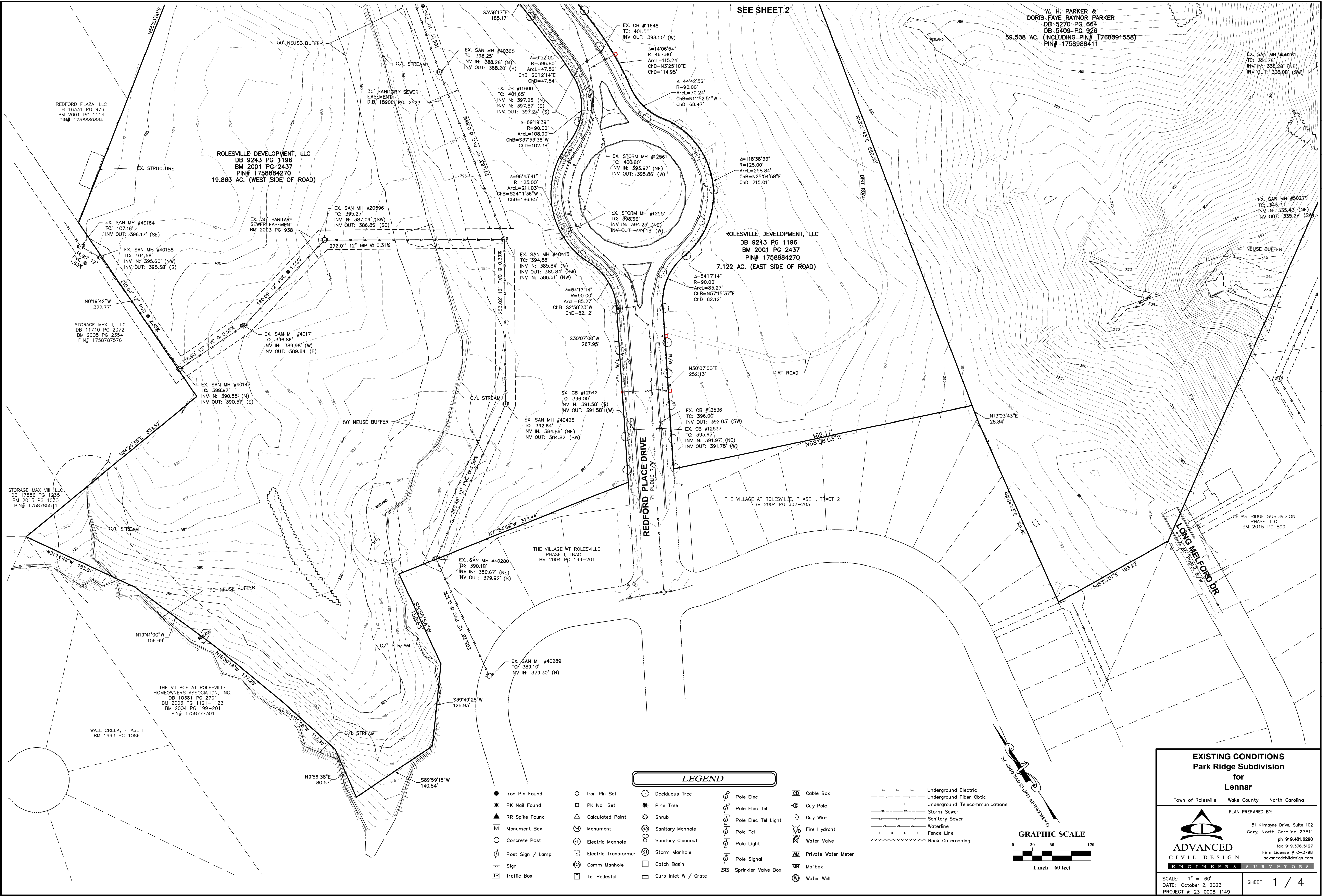
- TEMPORARY STREAM CROSSING**
- INSPECT FILTRATION GEOTEXTILE, STONE AND PIPE(S) ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
 - REPLACE GEOTEXTILE AND REPLENISH THE STONE WHEN THEY BECOME CONTAMINATED WITH SEDIMENT.
 - DAMAGED TEMPORARY PIPE(S) SHOULD BE REPAIRED OR REPLACED IMMEDIATELY.
 - REPLACE ANY CLASS B OR NO. 57 STONE THAT GETS DISLODGED OR DAMAGED.
 - CLEAN PIPE(S) IF CLOGGED WITH DEBRIS.

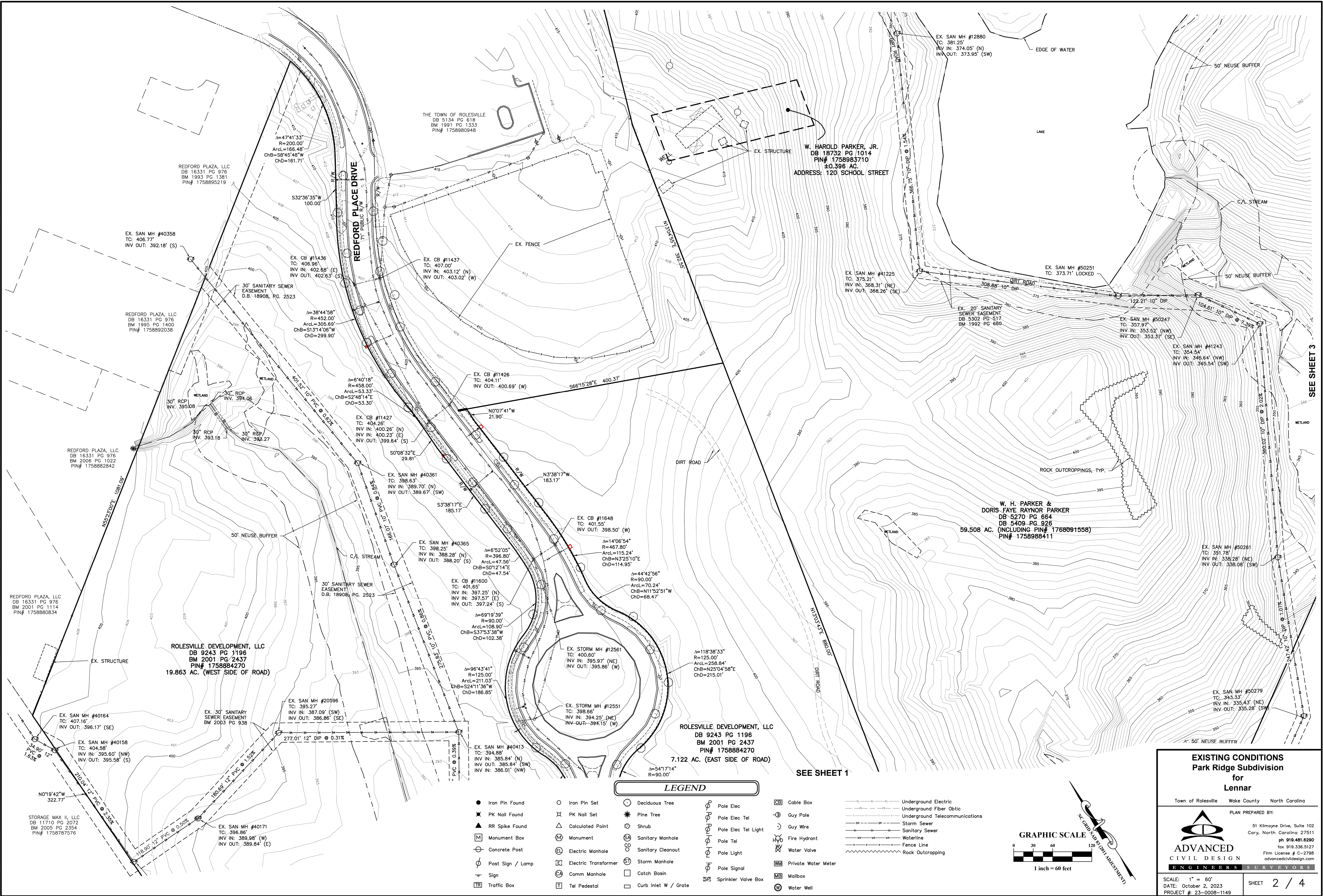


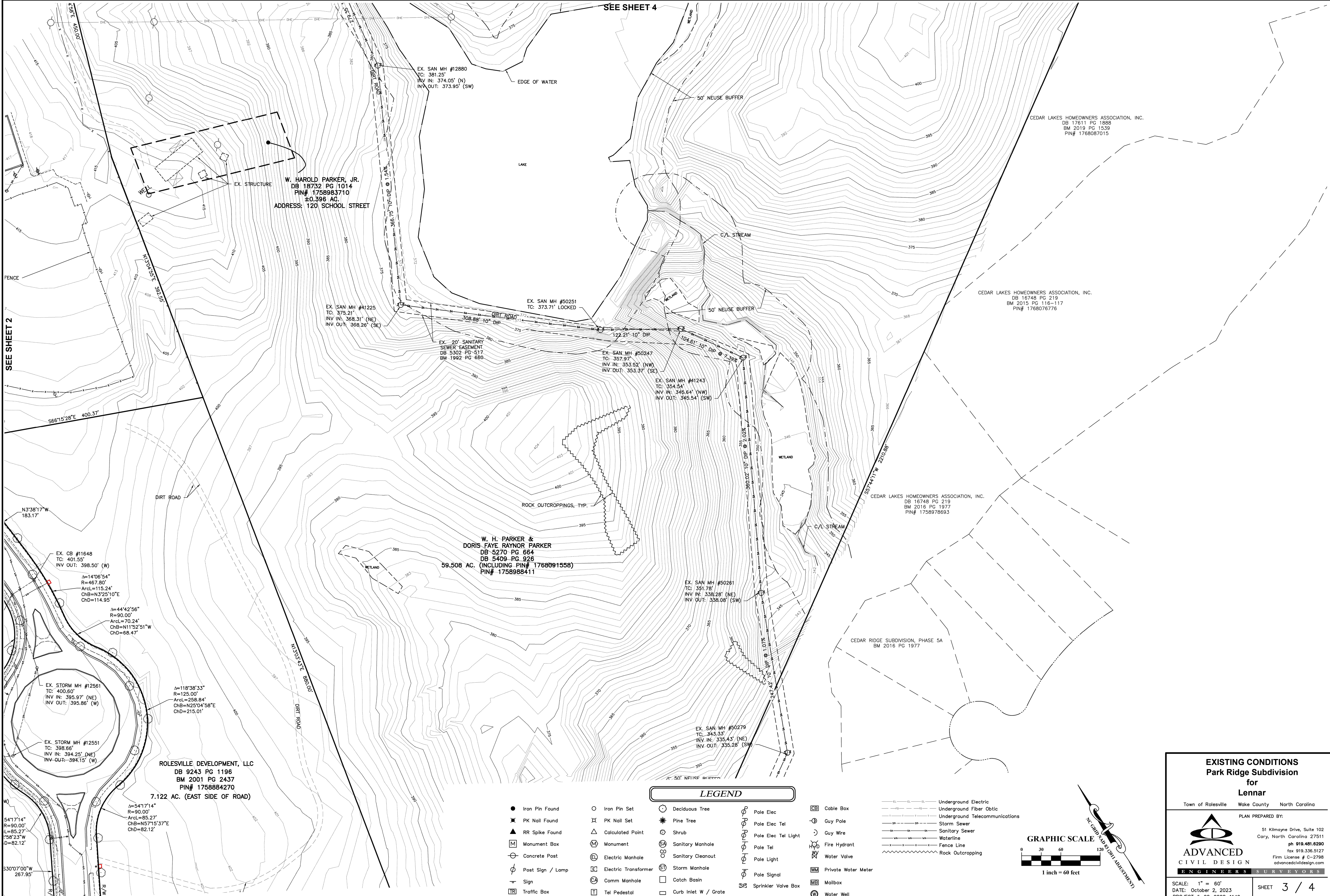
NOTE: ALL STREETS (PUBLIC AND PRIVATE) TO BE TRAFFIC RATED FOR FIRE AND SOLID WASTE VEHICLES.



02/14/2024	PER TOWN OF ROLESVILLE COMMENT
1/12/2024	PER TOWN OF ROLESVILLE / IWC COMMENTS
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	INITIAL SUBMITTAL
DESIGNED BY: DF/CD	
DRAWN BY: DF/JWM	
REVIEWED BY: DF	
BGE 5440 WALDE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BGEINC.COM NC LICENSE #C-4397 LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560 PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571 GENERAL NOTES	
NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. FERN DocuSign 3/12/2024 Dlbi Elm FILE NUMBER: 8430-03 DATE: 03/04/2024 C0-1	







EXISTING CONDITIONS

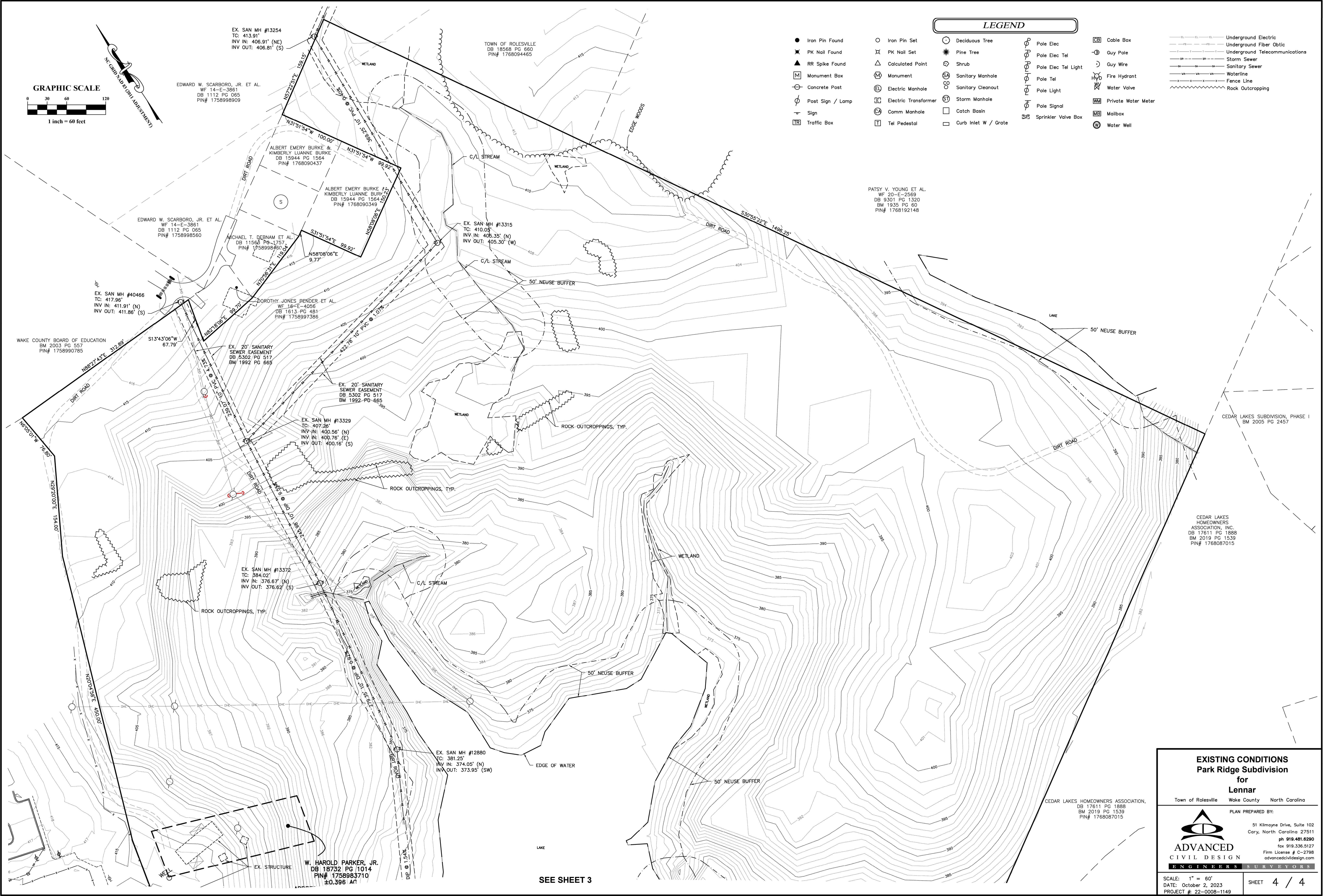
Park Ridge Subdivision
for
Lennar

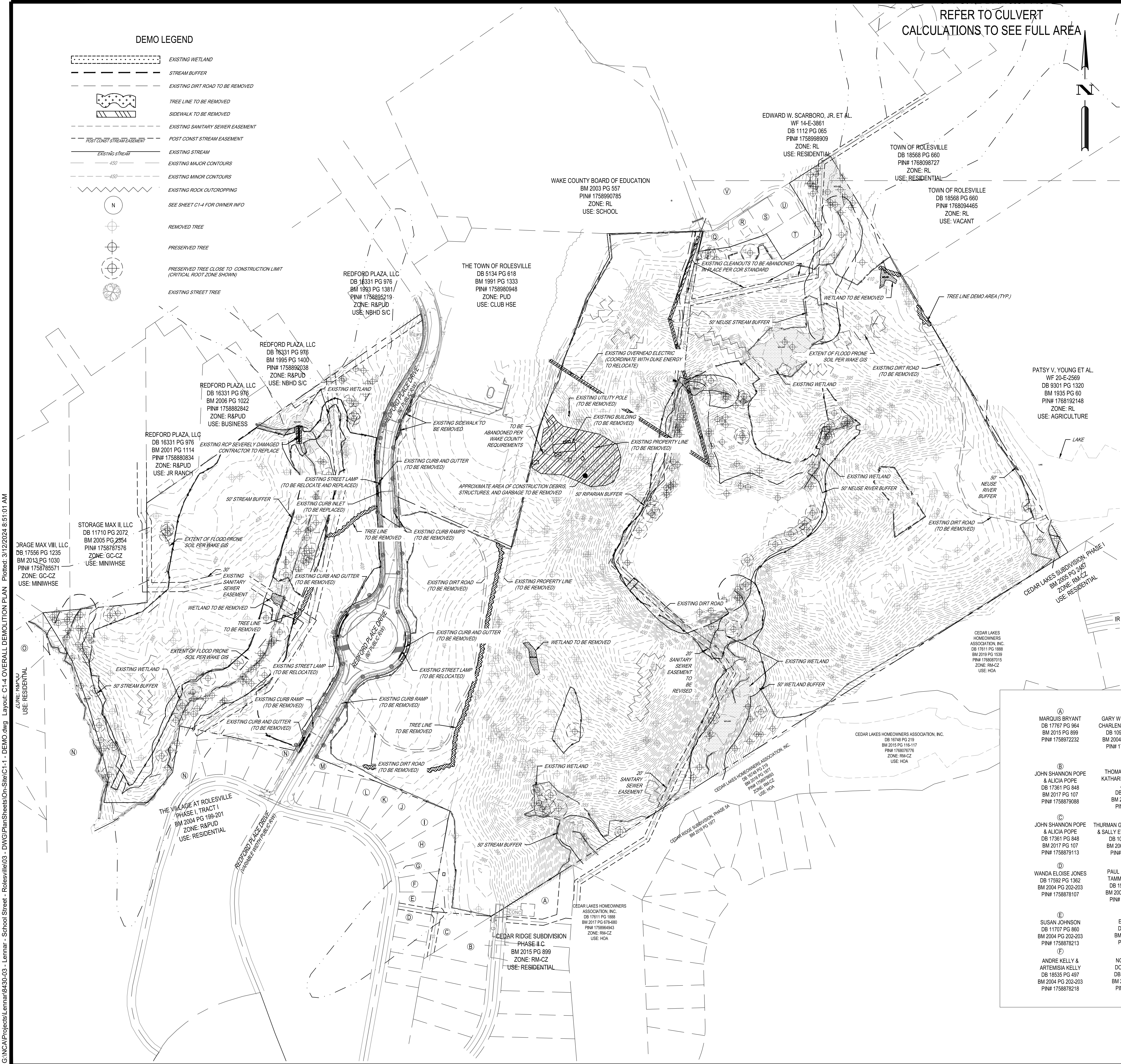
Town of RolesvilleWake CountyNorth Carolina

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SCALE: 1" = 60'
DATE: October 2, 2023
PROJECT #: 22-0008-1149

SHEET 3 / 4





DEMOLITION NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
2. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PER THE SEQUENCE PRIOR TO BEGINNING DEMOLITION WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRIVEWAYS, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
4. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND Haul-off FROM THE APPROPRIATE AUTHORITIES. THESE FEES SHALL BE INCLUDED WITH THE BID. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
5. DEMOLITION IS DEPICTED IN THE DEMOLITION PLAN AND IS INTENDED TO DESCRIBE GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA, ETC. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
7. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY IN THE REMOVAL/RELOCATION OF EXISTING UTILITY POLES AND OVERHEAD POWER LINES.
8. THE CONTRACTOR SHALL ARRANGE FOR RESETTling OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND UTILITY POLES WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACES.
11. FINISHED SURFACES TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
12. SAW CUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAW CUT EXISTING PAVEMENT AT THE RIGHT-OF-WAY. SAW CUTS SHALL BE MADE FULL DEPTH THROUGH THE EXISTING PAVEMENT. DISCARDED PAVEMENT SHALL BE REMOVED WITHOUT UNDERMINING THE EXISTING PAVEMENT.
13. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES THROUGHOUT CONSTRUCTION.
15. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
16. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
17. ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
18. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
19. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
20. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
21. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
22. ANY WATER WELLS ENCOUNTERED ARE TO BE BROUGHT TO THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
23. ANY SEPTIC SYSTEMS ENCOUNTERED SHALL BE BROUGHT TO THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND SHALL BE PROPERLY DEMOLISHED.
24. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
25. THIS PLAN DOES NOT PURPORT TO SHOW ALL REQUIRED DEMOTION. CONTRACTOR SHALL FIELD VERIFY PRIOR TO SUBMITTING BID.

ADJOINING PROPERTY OWNERS

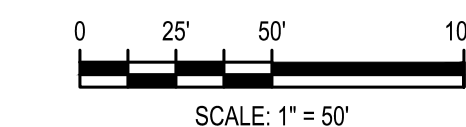
A MARQUIS BRYANT DB 17767 PG 964 BM 2015 PG 899 PIN# 1758972322	G GARY W. PARRISH & CHARLENE T. PARRISH DB 10891 PG 755 BM 2003 PG 1124-1125 BM 2004 PG 202-203 PIN# 1758878325	M THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC. DB 10381 PG 2701 BM 2003 PG 1124-1123 BM 2004 PG 199-201 PIN# 1758777301	Q DOROTHY JONES PENDER ET AL. (HEIRS OF DOROTHY D. JONES) WF 15-E-4086 DB 1613 PG 481 PIN# 1758997386
B JOHN SHANNON POPE & ALICIA POPE DB 17361 PG 848 BM 2017 PG 107 PIN# 1758873086	H THOMAS E. AUGUSTINE & KATHARINE THERESA SILEO AUGUSTINE DB 18156 PG 791 BM 2004 PG 202-203 PIN# 1758878431	N THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC. DB 10381 PG 2701 BM 2003 PG 1124-1123 BM 2004 PG 199-201 PIN# 1758777301	R MICHAEL T. DEBNAM ET AL. (HEIRS OF RUTH UPCHURCH DEBNAM) DB 1583 PG 1157 PIN# 1758989460
C JOHN SHANNON POPE & ALICIA POPE DB 17361 PG 848 BM 2017 PG 107 PIN# 1758873113	I THURMAN GREENE MILLER, JR. & SALLY EVERHART MILLER DB 10993 PG 2623 BM 2004 PG 202-203 PIN# 1758979407	O KENNETH LEE TURNER & ANN JOHNSTON TURNER DB 6319 PG 096 BM 1993 PG 1086 PIN# 1758784082	S RICHARD E. DUNN ET AL. (HEIRS OF MARY CATHRYN DUNN) DB 9721 PG 2124 PIN# 1758999444
D WANDA ELOISE JONES DB 17592 PG 1382 BM 2004 PG 202-203 PIN# 1758878107	J PAUL D. HEWITT & TAMMY J. HEWITT DB 15004 PG 251 BM 1993 PG 1086 PIN# 175877551	P JAMES L. EDWARDS & JOYCE P. EDWARDS DB 7625 PG 828 BM 1993 PG 1086 PIN# 1758784109	T ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE DB 15944 PG 1564 PIN# 1788090349
E SUSAN JOHNSON DB 11707 PG 860 BM 2004 PG 202-203 PIN# 1758876213	K ESTHER EIFFERT DB 18445 PG 747 BM 2004 PG 202-203 PIN# 1758876594	U EDWARD W. SCARBORO, JR. ET AL. WF 14-E-3861 DB 1112 PG 065 PIN# 1758998560	V EDWARD W. SCARBORO, JR. ET AL. WF 14-E-3861 DB 1112 PG 065 PIN# 1758998560
F ANDRE KELLY & ARTEMISIA KELLY DB 16035 PG 497 BM 2004 PG 202-203 PIN# 1758876218	L NGOZI UMELO & DOMINIC UCORJI DB 17030 PG 1045 BM 2004 PG 202-203 PIN# 1758876546		



Know what's below.
Call before you dig.

02/14/2024	PER TOWN OF ROLESVILLE COMMENT	11/2/2024	PER TOWN OF ROLESVILLE COMMENT	11/2/2023	PER TOWN OF ROLESVILLE COMMENT	10/02/2023	PER TOWN OF ROLESVILLE COMMENT	08/01/2023	PER TOWN OF ROLESVILLE COMMENT	06/01/2023	INITIAL SUBMITTAL
△		△		△		△		△		REV	
DESIGNED BY: DF/CD											
DRAWN BY: DF/JWM											
REVIEWED BY: DF											
LENNA											
CORPORAION											
5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BGCINC.COM NC LICENSE #C-4397											
PARKER RIDGE											
1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560											
OVERALL DEMOLITION PLAN											
DocuSign Envelope ID: 2F071E0E-A263-4778-82DF-FABDB8176F9 D. M. FERN 3/12/2024											
FILE NUMBER: 8430-03											
DATE: 03/04/2024											
C1-4											

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

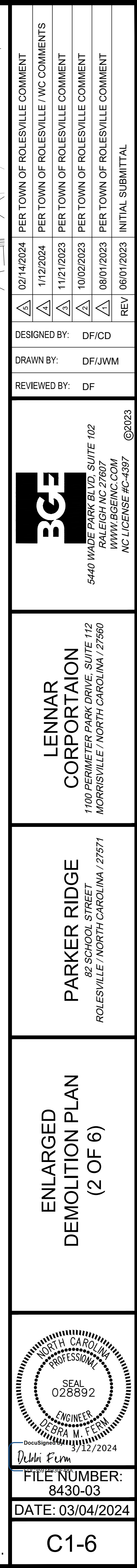


Know what's below.
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FILE NUMBER:
8430-03

DATE: 03/04/2024



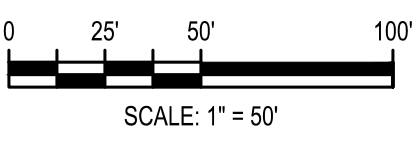
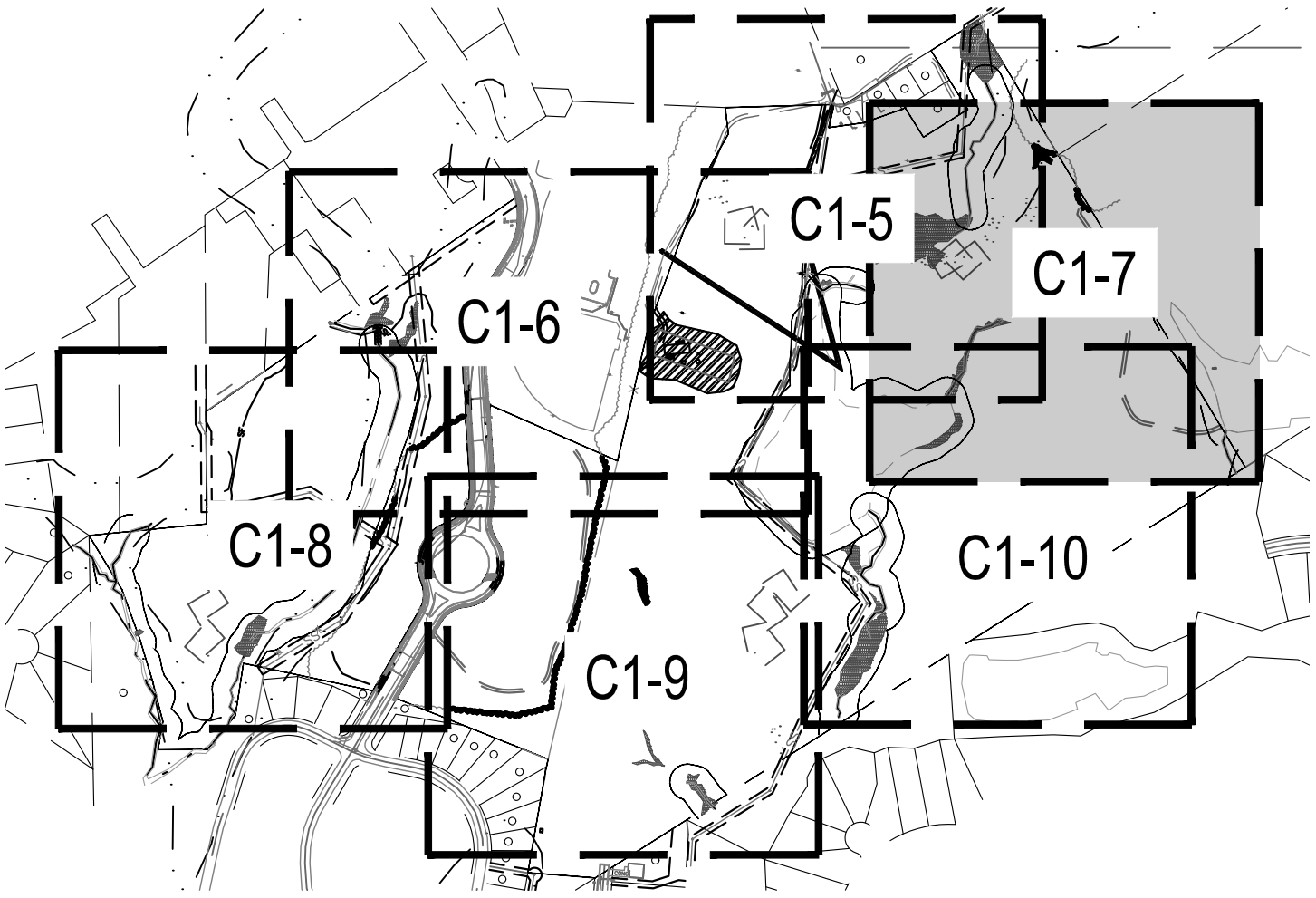
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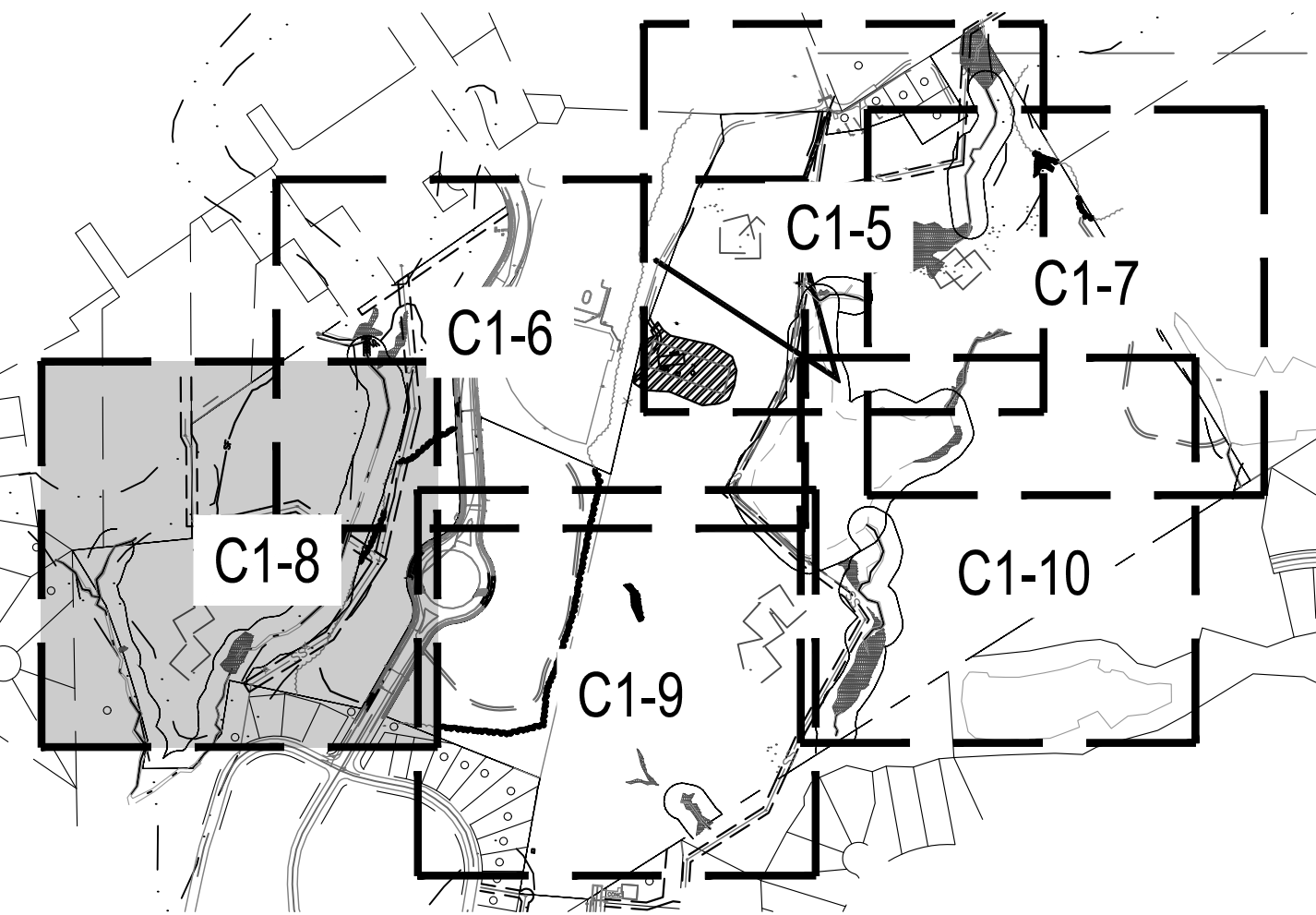
PATSY V. YOUNG ET AL.
WF 20-E-2569
DB 9301 PG 1320
BM 1935 PG 60
PIN# 1768192148
ZONE: RL
USE: AGRICULTURE

DEMO LEGEND

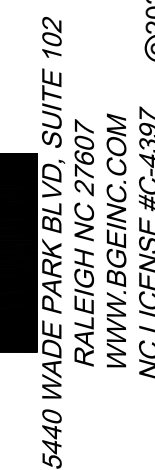
	EXISTING WETLAND
	STREAM BUFFER
	EXISTING DIRT ROAD TO BE REMOVED
	TREE LINE TO BE REMOVED
	SIDEWALK TO BE REMOVED
	EXISTING SANITARY SEWER EASEMENT
	POST CONST STREAM EASEMENT
	EXISTING STREAM
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING ROCK OUTCROPPING
	SEE SHEET C1-4 FOR OWNER INFO
	REMOVED TREE
	PRESERVED TREE
	PRESERVED TREE CLOSE TO CONSTRUCTION LIMIT (CRITICAL ROOT ZONE SHOWN)
	EXISTING STREET TREE



 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	02/14/2024	PER TOWN OF ROLESVILLE COMMENT
	11/2/2024	PER TOWN OF ROLESVILLE / IWC COMMENTS
	11/21/2023	PER TOWN OF ROLESVILLE COMMENT
	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV	06/01/2023	INITIAL SUBMITTAL
DESIGNED BY: DF/CD		
DRAWN BY: DF/JWM		
REVIEWED BY: DF		
LENNAR CORPORAION 1100 PERMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560		
PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571		
ENLARGED DEMOLITION PLAN (3 OF 6)		
 Dillon Fern FILE NUMBER: 8430-03 DATE: 03/04/2024		
C1-7		



C1-8

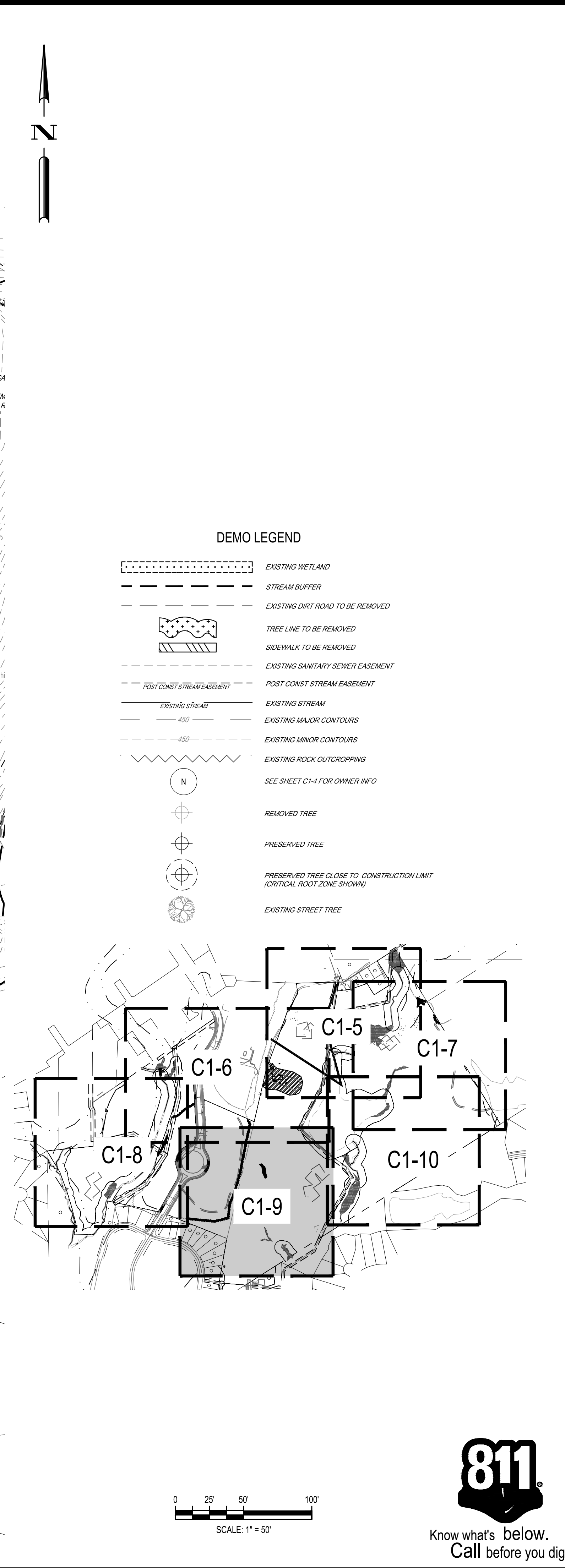
REVIEWED BY: DF

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

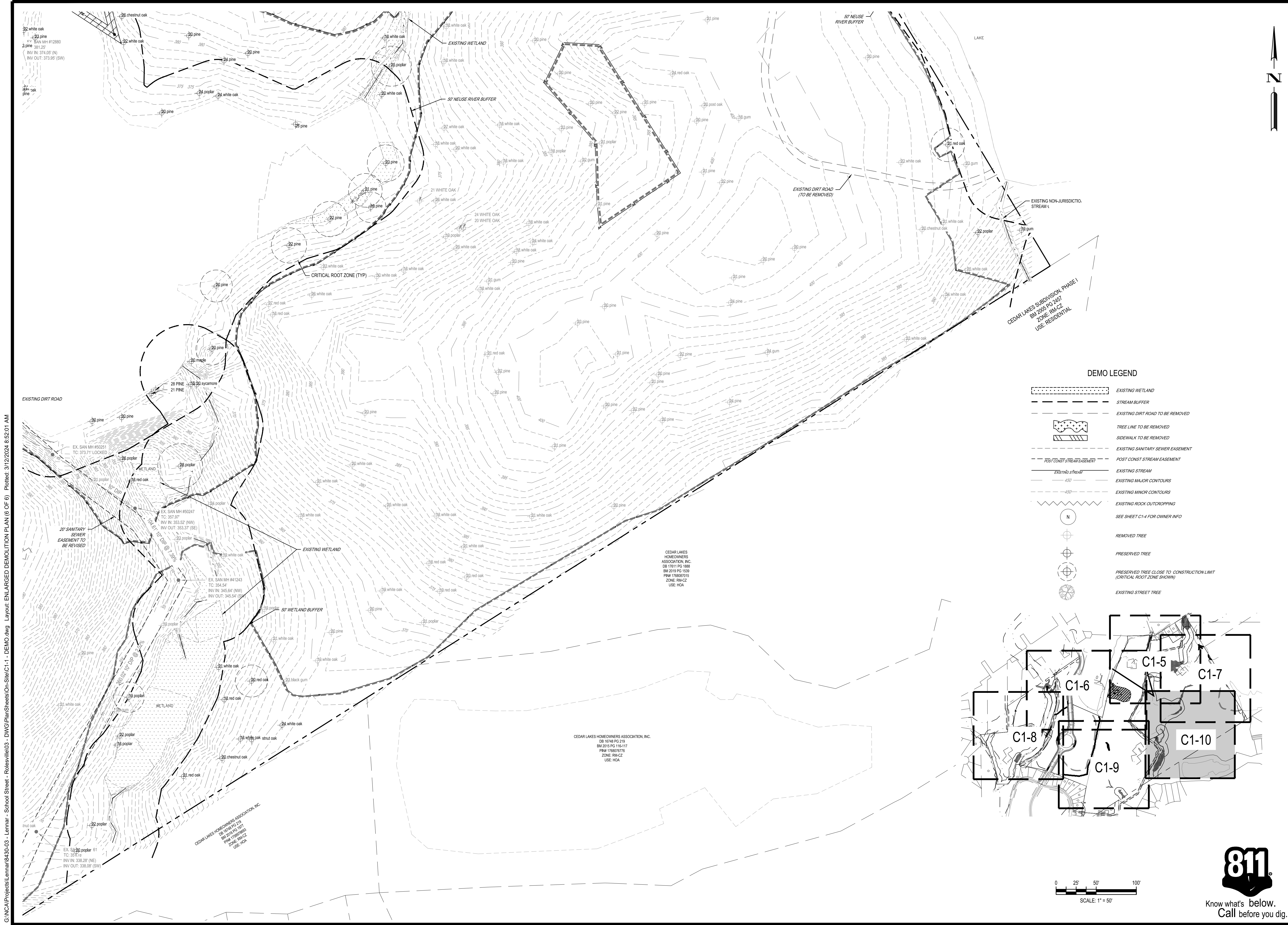
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

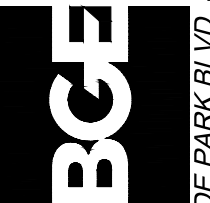
(4 OF 6)

C1-8

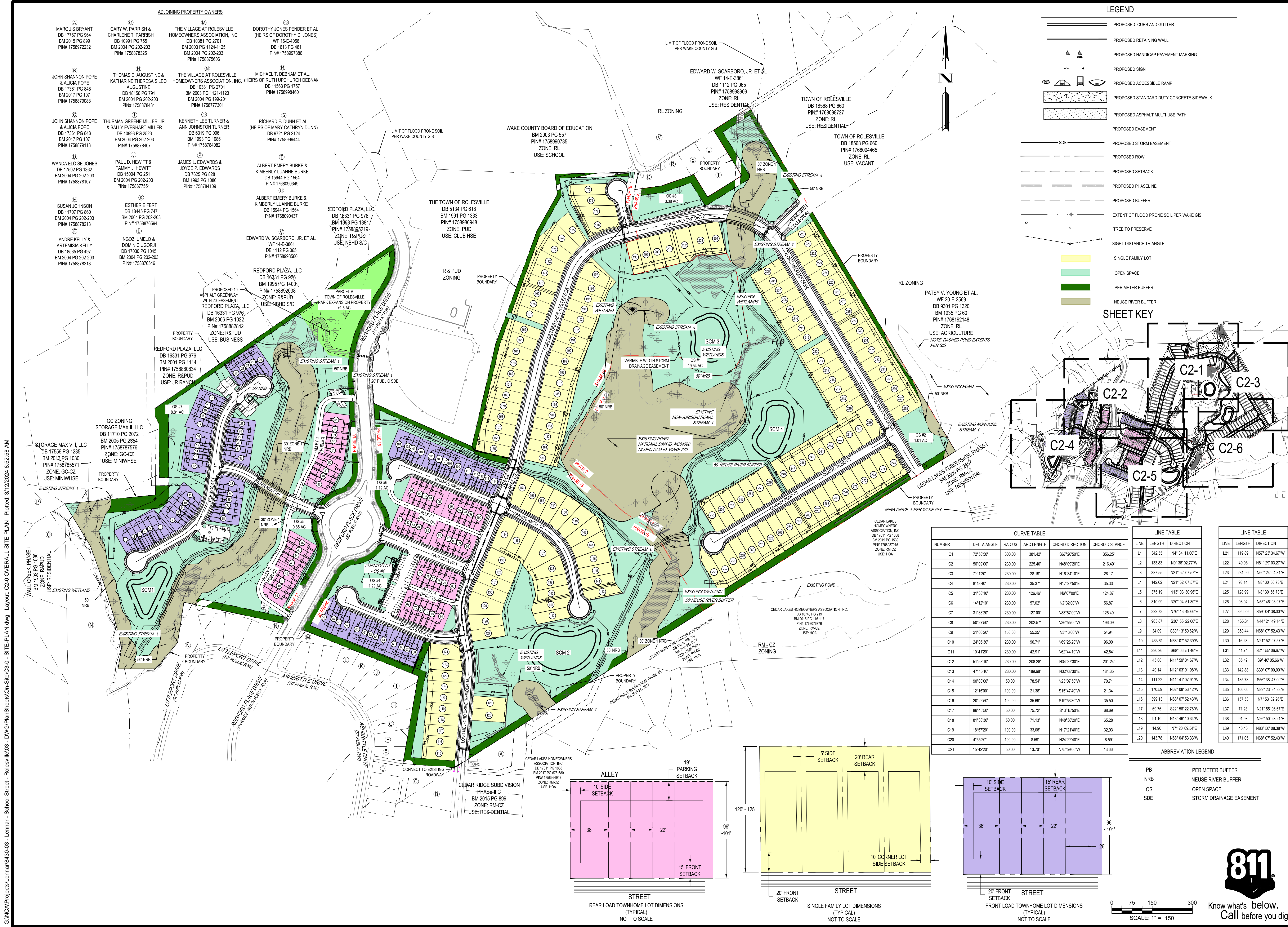


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	11/2/2024	PER TOWN OF ROLESVILLE / IWC COMMENTS
	11/21/2023	PER TOWN OF ROLESVILLE COMMENT
	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV	06/01/2023	INITIAL SUBMITTAL
DESIGNED BY: DF/CD		
DRAWN BY: DF/JWM		
REVIEWED BY: DF		
LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560		
PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571		
ENLARGED DEMOLITION PLAN (6 OF 6)		
 3/12/2024 FILE NUMBER: 8430-03 DATE: 03/04/2024		
 Know what's below. Call before you dig. C1-10		

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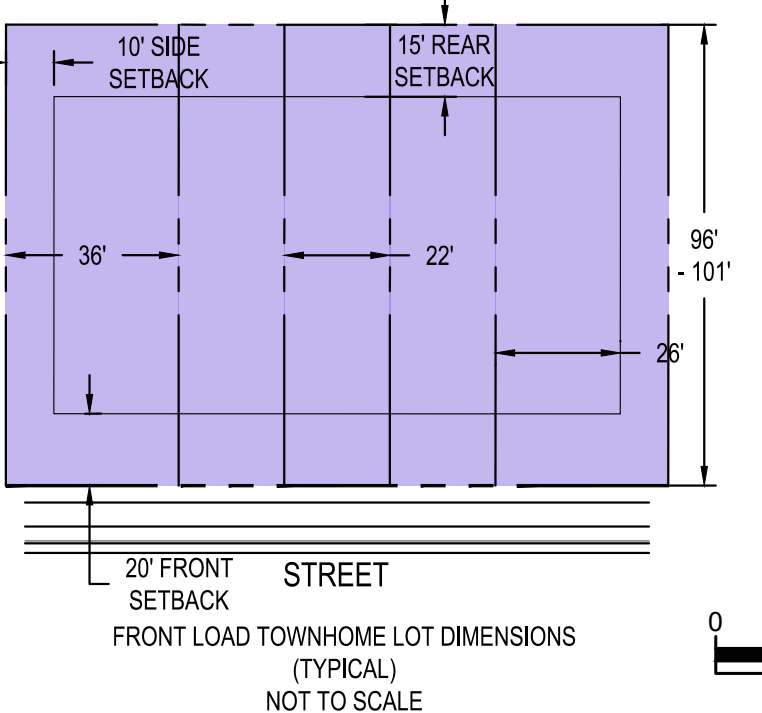
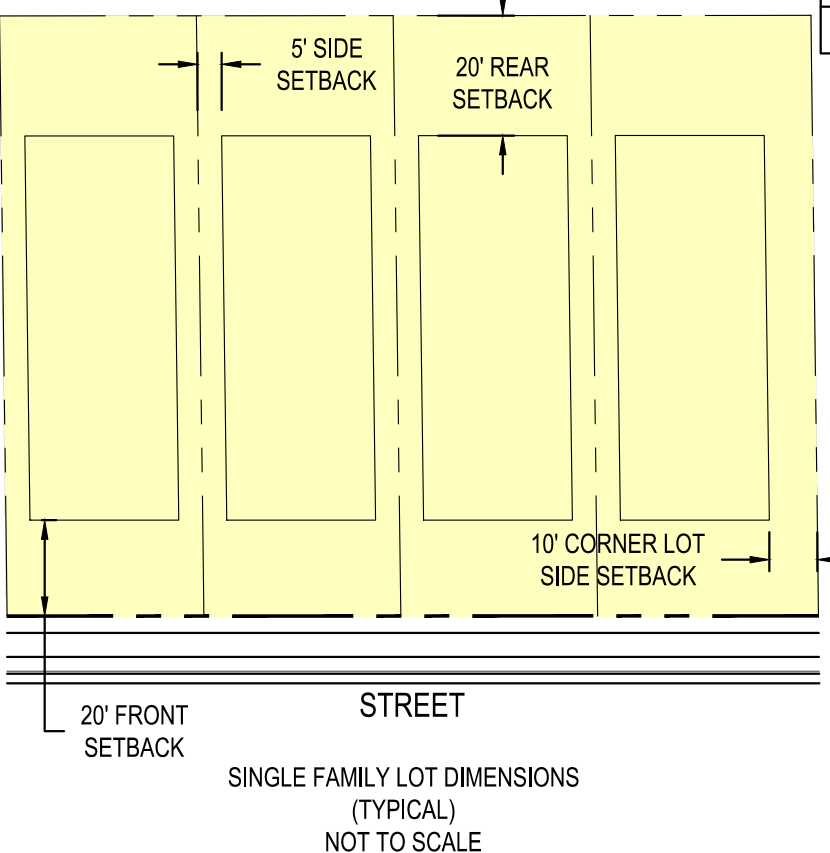
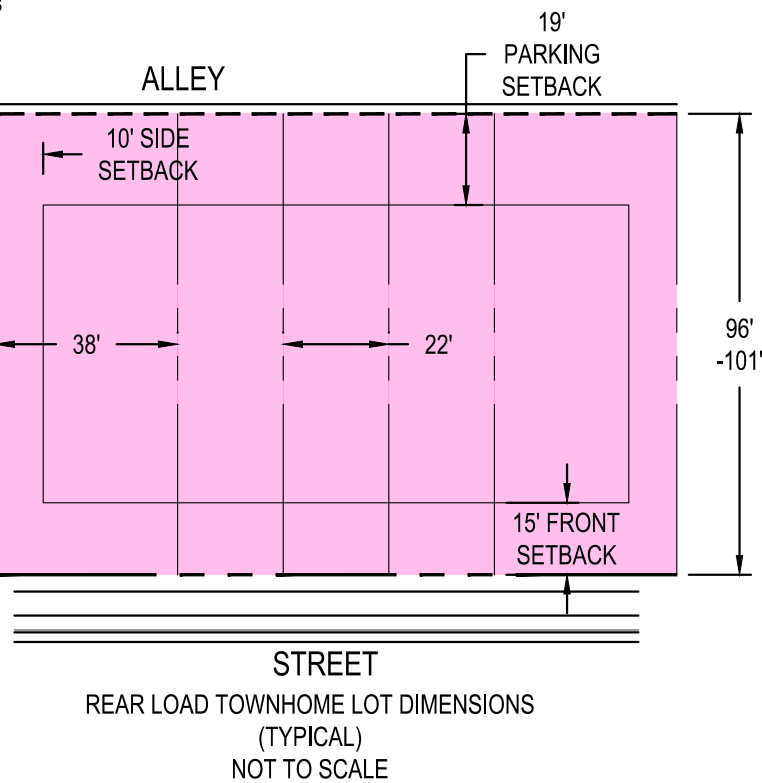


CURVE TABLE				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	72°50'50"	300.00'	381.42'	S67°20'50"E
C2	56°09'00"	230.00'	225.40'	N48°09'20"E
C3	7°01'20"	230.00'	28.19'	N16°34'10"E
C4	8°48'40"	230.00'	35.37'	N17°27'50"E
C5	31°30'10"	230.00'	128.46'	N8°07'00"E
C6	14°12'10"	230.00'	57.02'	N2°32'00"W
C7	31°38'20"	230.00'	127.00'	N83°57'00"W
C8	50°27'50"	230.00'	202.57'	N38°55'00"W
C9	21°06'20"	150.00'	55.25'	N3°13'00"W
C10	24°05'30"	230.00'	96.71'	N89°26'20"W
C11	10°41'20"	230.00'	42.91'	N62°44'10"W
C12	51°53'10"	230.00'	208.28'	N34°27'30"E
C13	47°15'10"	230.00'	189.68'	N32°08'30"E
C14	90°00'00"	50.00'	78.54'	N23°07'50"W
C15	12°15'00"	100.00'	21.38'	S15°47'40"W
C16	20°26'50"	100.00'	35.69'	S19°53'30"W
C17	86°45'50"	50.00'	75.72'	S13°15'50"E
C18	81°30'30"	50.00'	71.13'	N48°38'20"E
C19	18°57'20"	100.00'	33.08'	N17°21'40"E
C20	4°55'20"	100.00'	8.59'	N24°22'40"E
C21	15°42'20"	50.00'	13.70'	N75°59'00"W

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	142.82'	N21°52'07.57"E
L5	375.19'	N13°03'30.96"E
L6	310.99'	N20°04'51.30"E
L7	322.73'	N78°13'49.86"E
L8	963.87'	S30°55'22.00"E
L9	34.09'	S80°13'50.62"W
L10	433.81'	N68°07'52.39"W
L11	390.26'	S89°05'51.48"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°06'53.42"W
L16	399.13'	N68°07'52.43"W
L17	69.76'	S22°56'22.78"W
L18	91.10'	N15°46'10.34"W
L19	14.90'	N7°20'08.54"E
L20	143.78'	N68°04'53.33"W

ABBREVIATION LEGEND

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



0 75 150 300
SCALE: 1" = 150'



02/14/2024
11/2/2024
11/21/2023
10/02/2023
08/01/2023
06/01/2023

PER TOWN OF ROLESVILLE COMMENT
PER TOWN OF ROLESVILLE / IWC COMMENTS
PER TOWN OF ROLESVILLE COMMENT
PER TOWN OF ROLESVILLE COMMENT
PER TOWN OF ROLESVILLE COMMENT
INITIAL SUBMITTAL

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

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

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

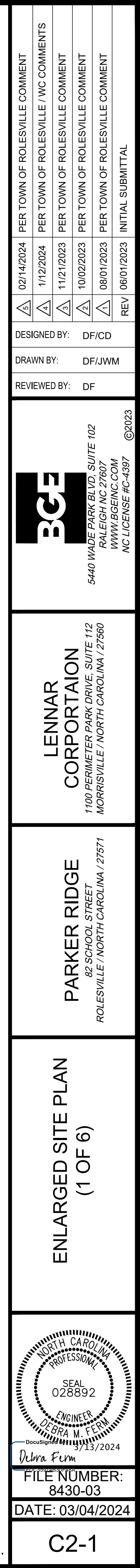
OVERALL SITE PLAN

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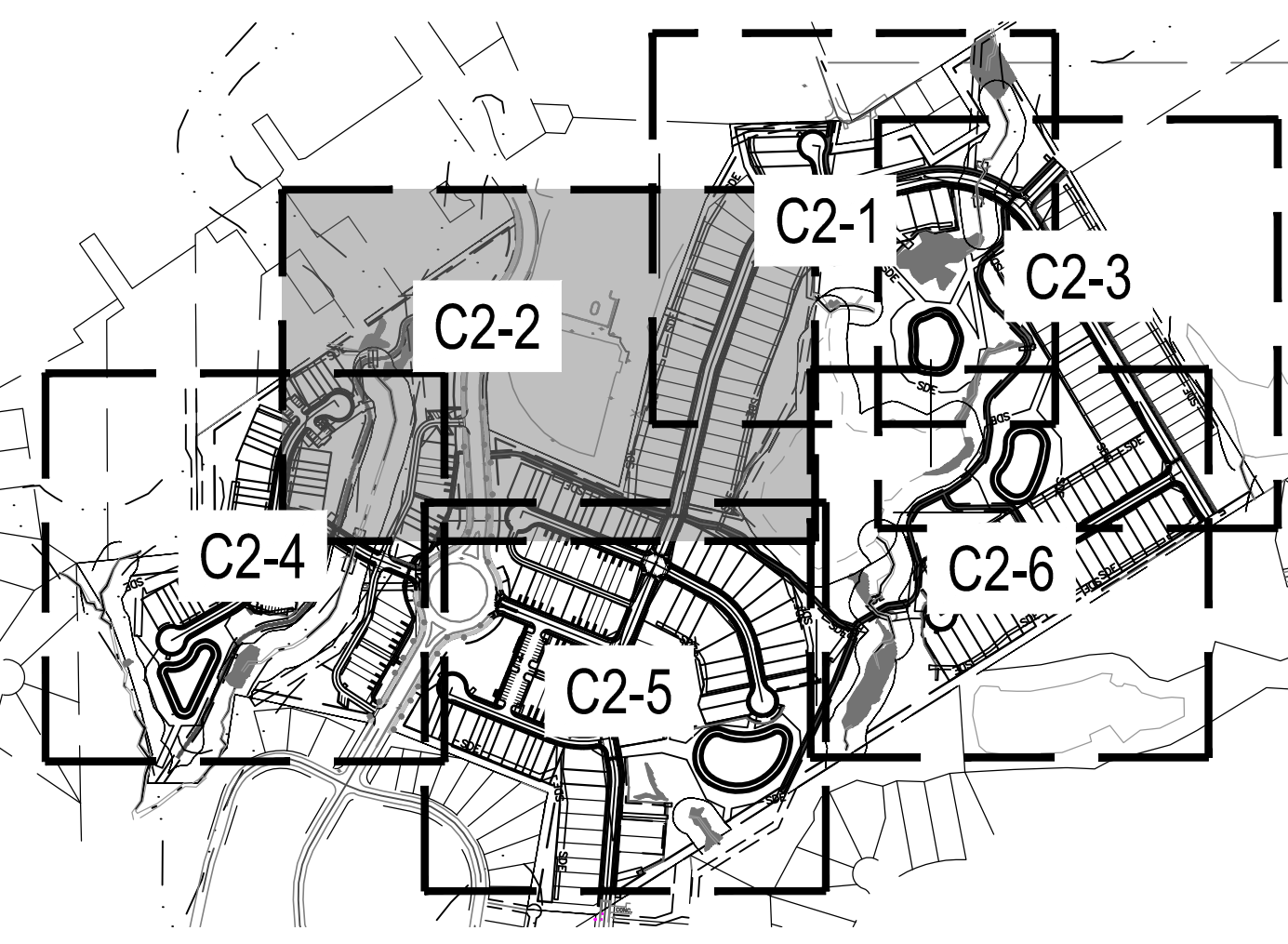
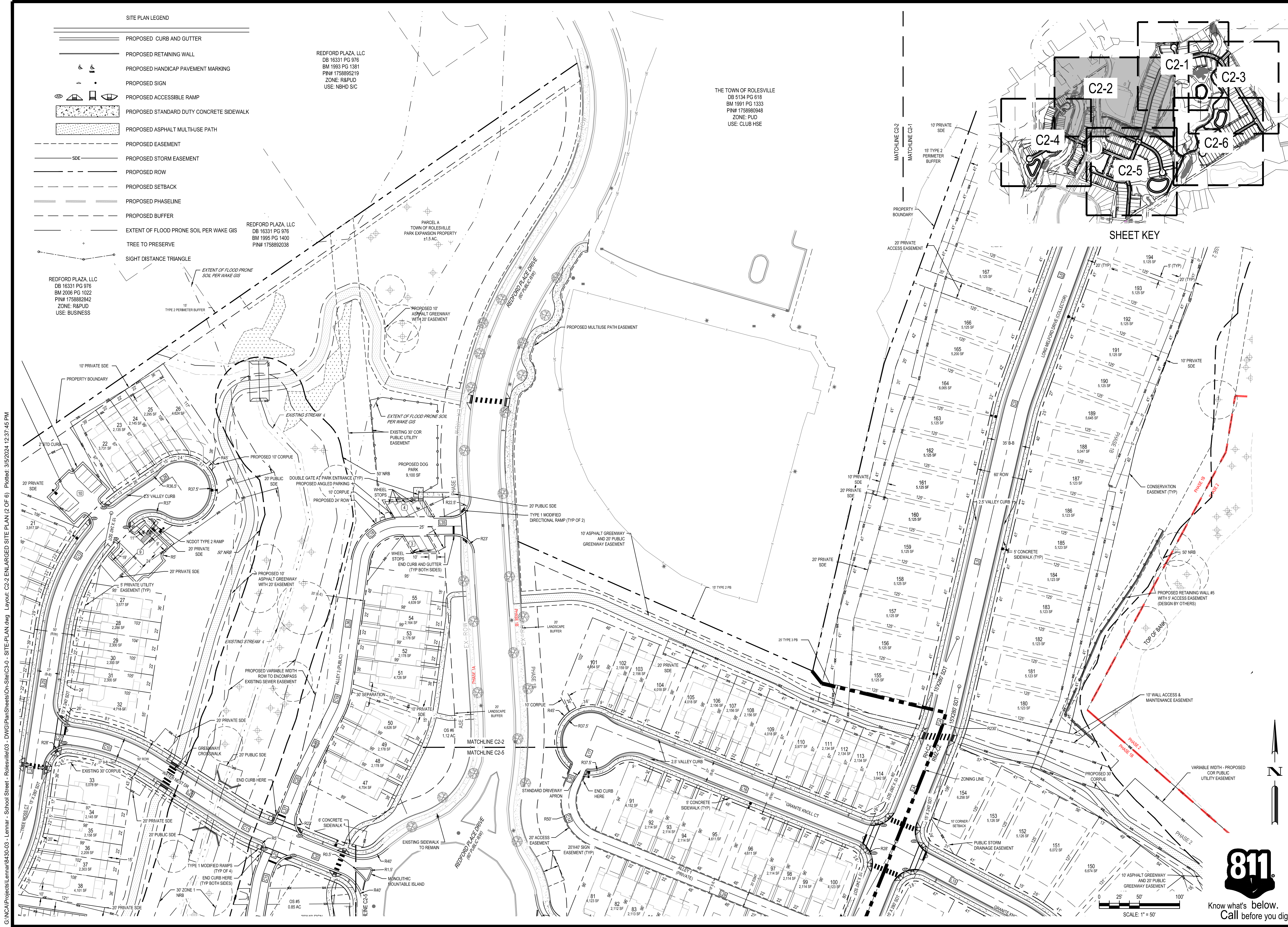
Seal of the State of North Carolina
Professional Engineer
J. M. FERNANDEZ
026892
03/13/2024

FILE NUMBER:
8430-03
DATE: 03/04/2024

C2-0



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SHEET KEY

02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / W/C COMMENTS
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	INITIAL SUBMITTAL

DESIGNED BY: DFI/CD

DRAWN BY: DFI/JWM

REVIEWED BY: DFI

BCE

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4397

LENNAR

CORPORAION

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

PARKER RIDGE

82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(2 OF 6)

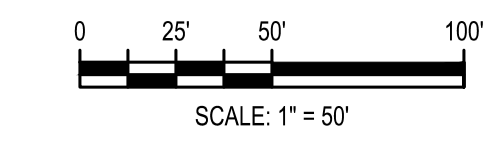
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Know what's below.
Call before you dig.

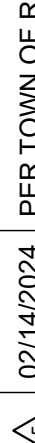
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DATE: 03/04/2024

C2-2

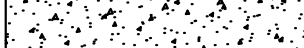
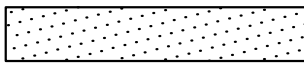
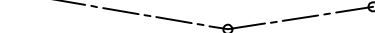


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02/14/2024		PER TOWN OF ROLESVILLE COMMENT
1/12/2024		PER TOWN OF ROLESVILLE / W/C COMMENTS
11/21/2023		PER TOWN OF ROLESVILLE COMMENT
10/02/2023		PER TOWN OF ROLESVILLE COMMENT
08/01/2023		PER TOWN OF ROLESVILLE COMMENT
REV		INITIAL SUBMITTAL
DESIGNED BY: DF/CD		
DRAWN BY: DF/JWM		
REVIEWED BY: DF		
 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BGEINC.COM NC LICENSE #C-4387 LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560 PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571 ENLARGED SITE PLAN (3 OF 7)  DEBORAH M. FENN ENGINEER SEAL 0258892 NORTH CAROLINA PROFESSIONAL EXPIRATION DATE 12/31/2024 FILE NUMBER: 8430-03 DATE: 03/04/2024 C2-3		

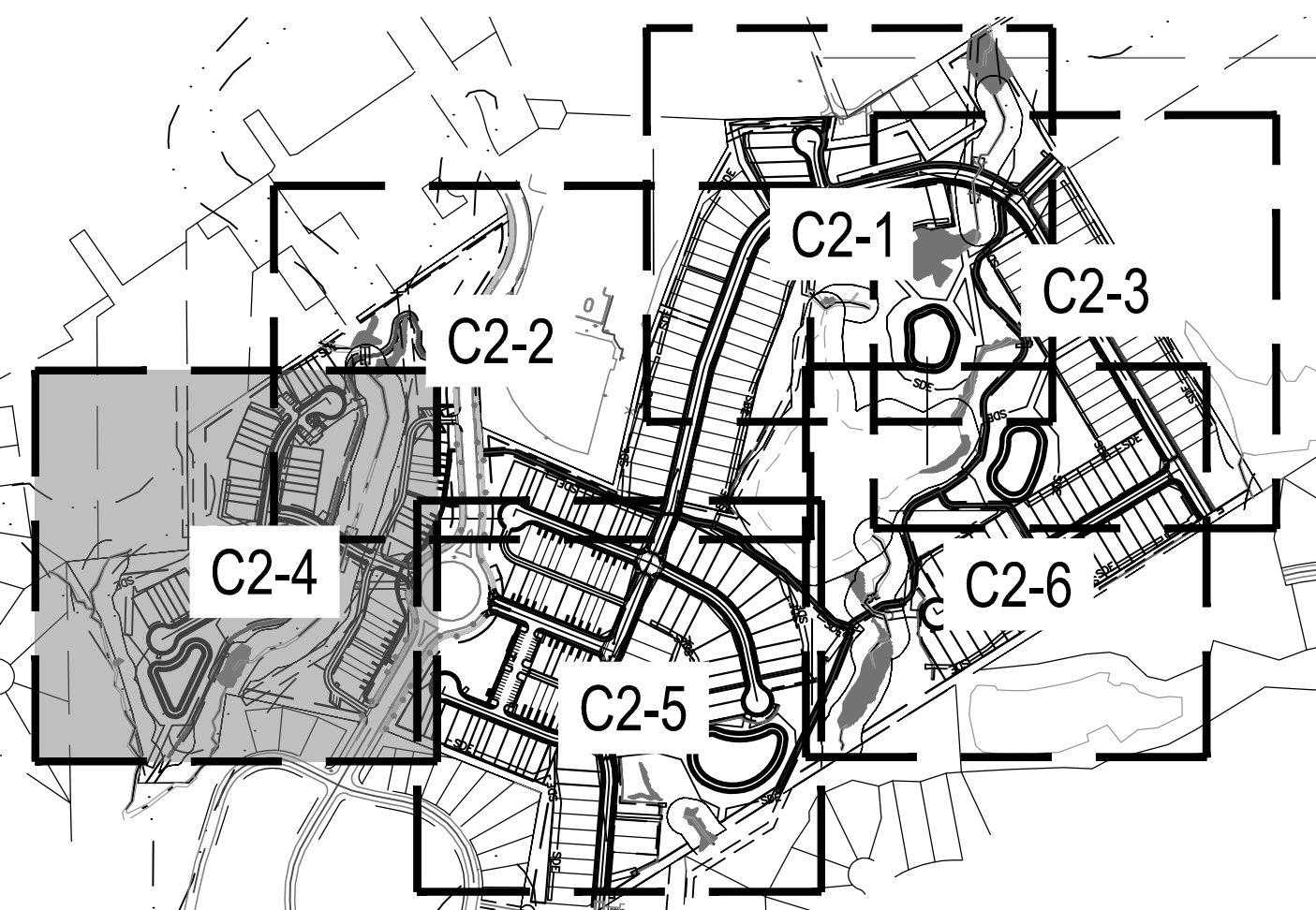


SITE PLAN LEGEND

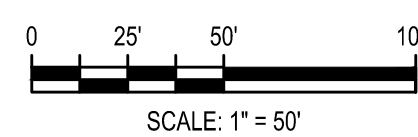
- | | |
|---|--|
|  | PROPOSED CURB AND GUTTER |
|  | PROPOSED RETAINING WALL |
|  | PROPOSED HANDICAP PAVEMENT MARKING |
|  | PROPOSED SIGN |
|  | PROPOSED ACCESSIBLE RAMP |
|  | PROPOSED STANDARD DUTY CONCRETE SIDEWALK |
|  | PROPOSED ASPHALT MULTI-USE PATH |
|  | PROPOSED EASEMENT |
|  | PROPOSED 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



Know what's below.
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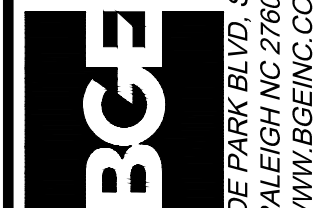
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	1/12/2024	PER TOWN OF ROLESVILLE / IWC COMMENTS
	11/21/2023	PER TOWN OF ROLESVILLE COMMENT
	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV	08/01/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

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PARKER RIDGE

82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(4 OF 6)

(4 OF 6)

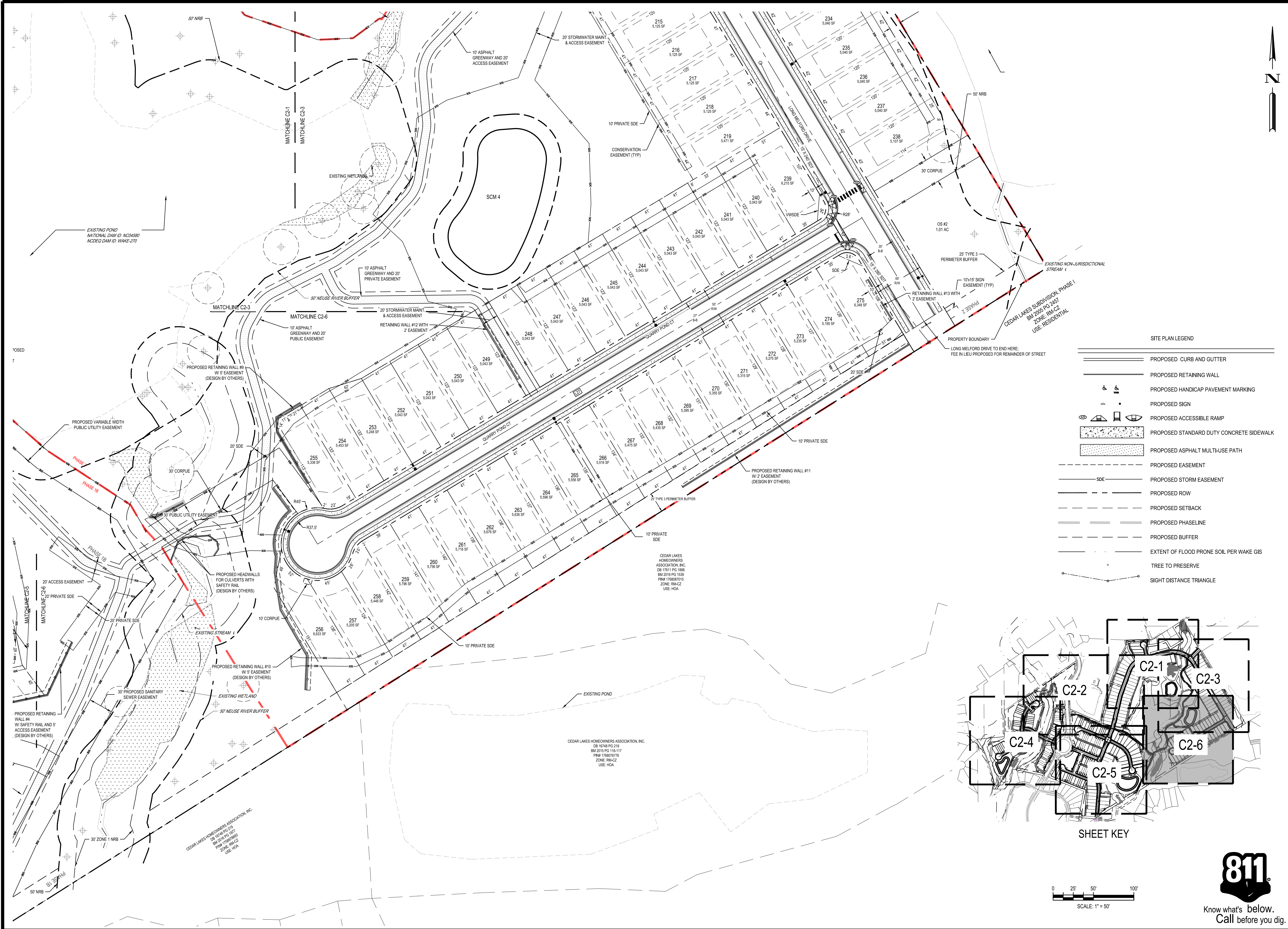


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8430-03

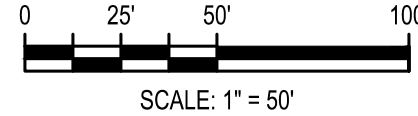
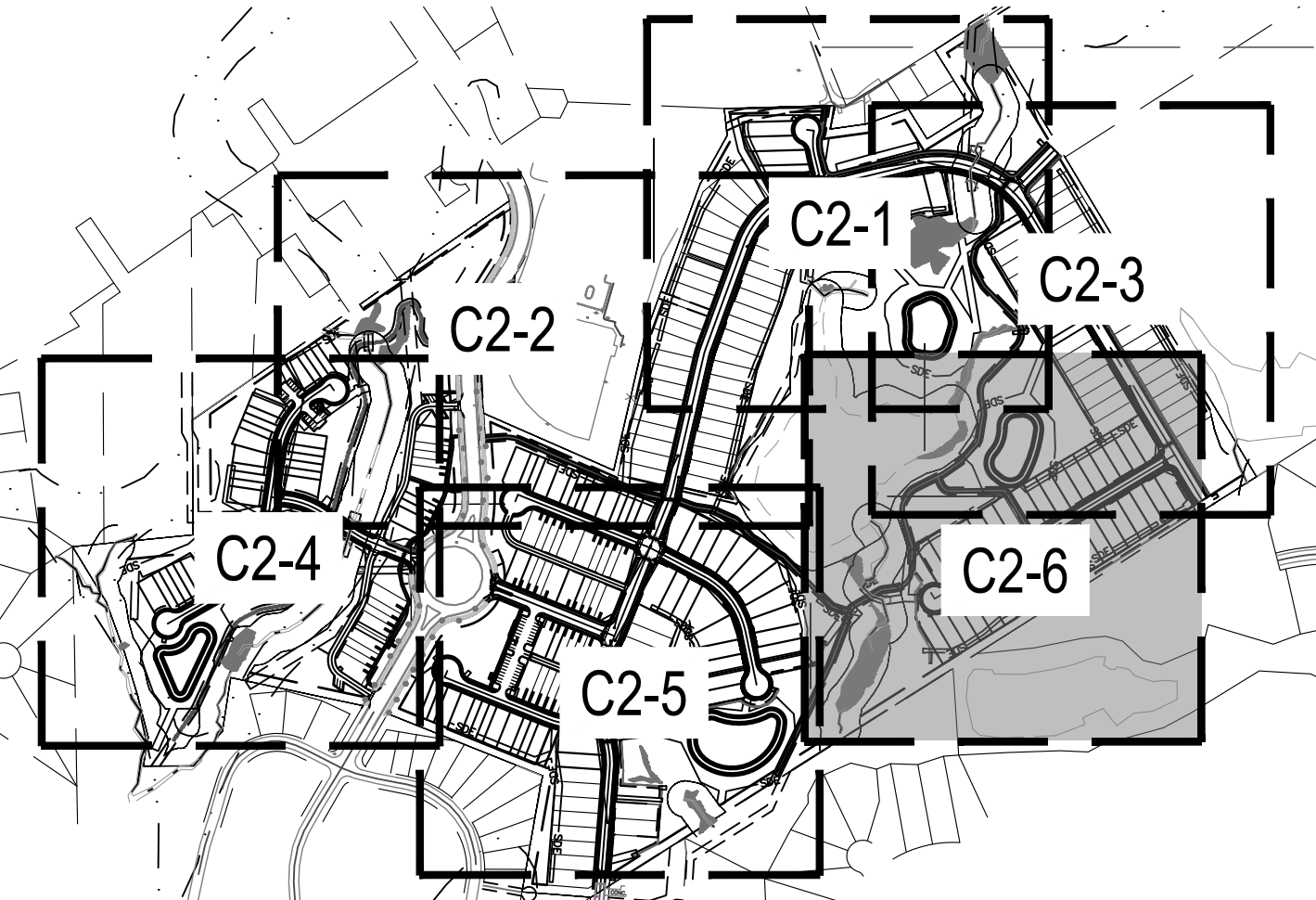
DATE: 03/04/2024

C2-4



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
- 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



02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / W/C COMMENTS
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV	INITIAL SUBMITTAL

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

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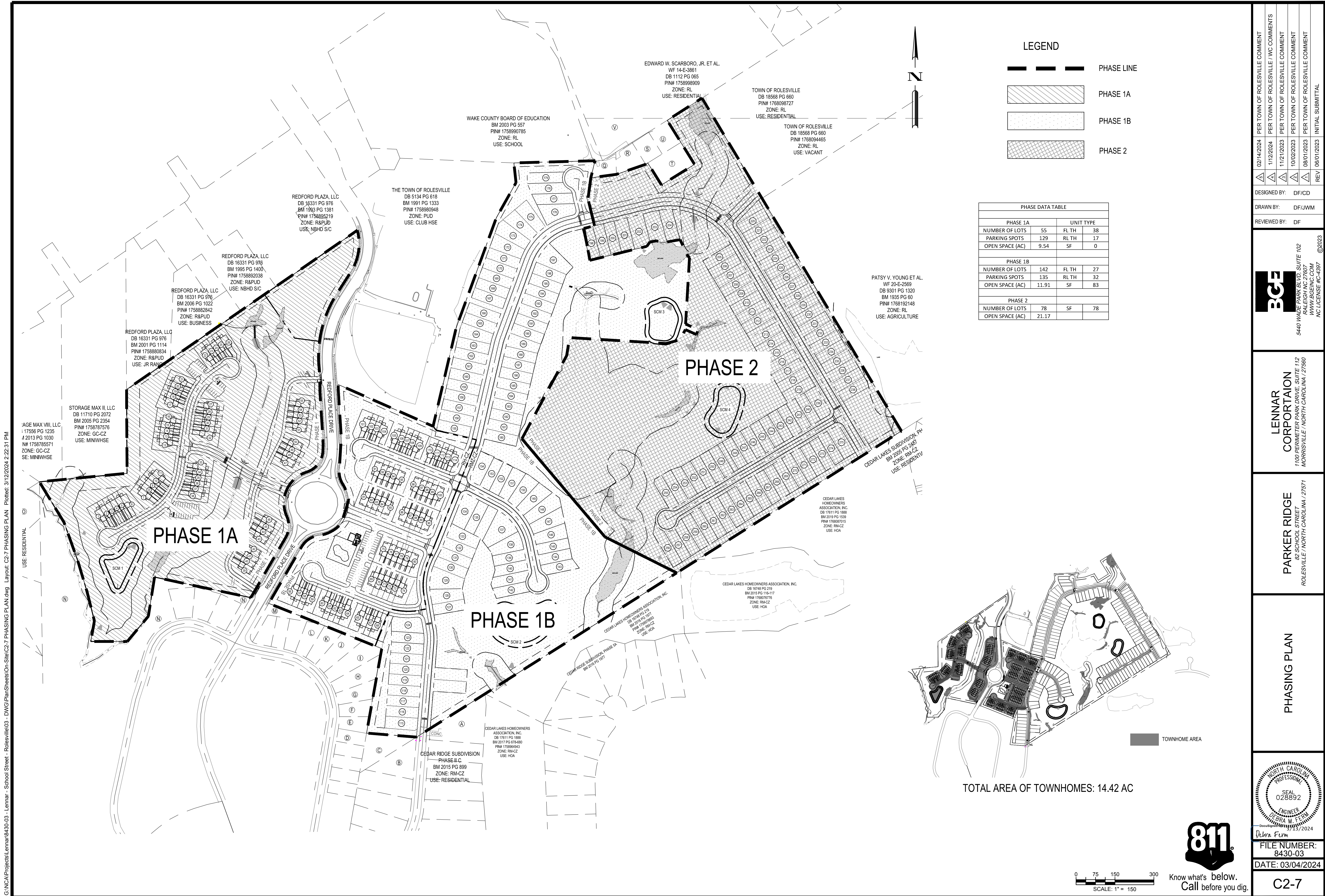
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ENLARGED SITE PLAN
(6 OF 6)

811
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DATE: 03/04/2024

C2-6

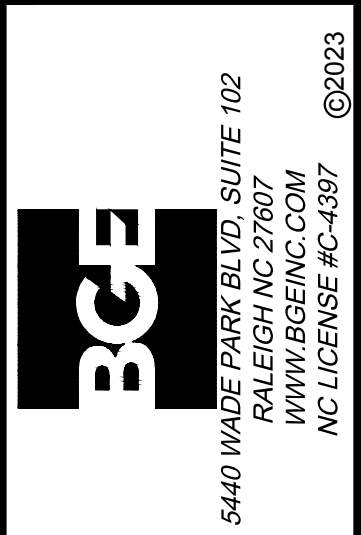


<u> A </u>	02/14/2024	PER TOWN OF ROLESVILLE COMMENT
<u> A </u>	1/12/2024	PER TOWN OF ROLESVILLE / W/C COMMENTS
<u> A </u>	11/21/2023	PER TOWN OF ROLESVILLE COMMENT
<u> A </u>	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
<u> A </u>	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV	06/01/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

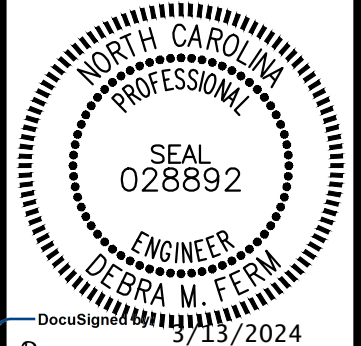
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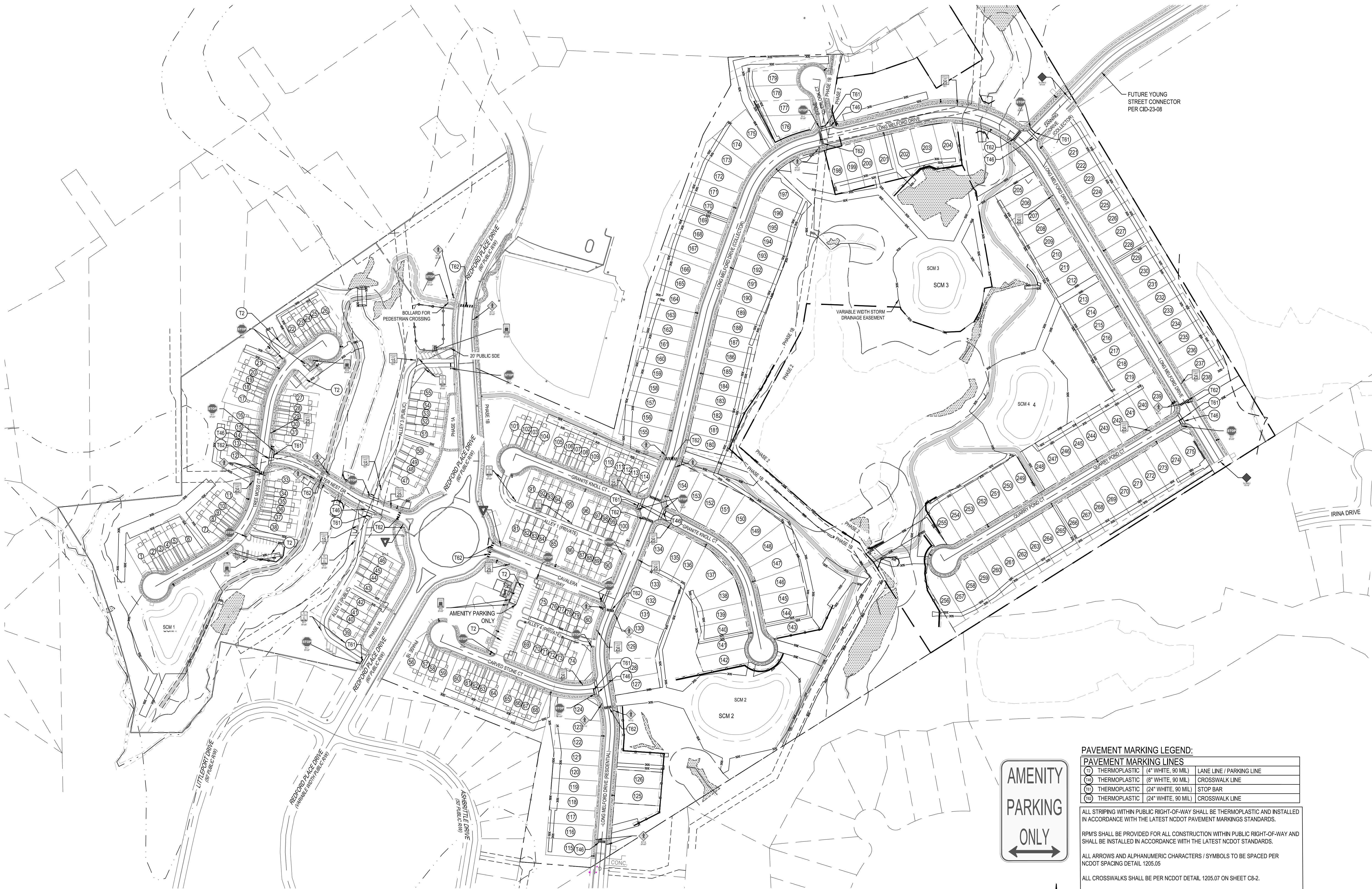
PHASING PLAN



FILE NUMBER:
8430-03

DATE: 03/04/2024

C2-7



PAVEMENT MARKING LEGEND:

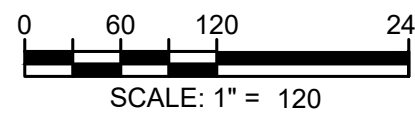
PAVEMENT MARKING LINES		
(T)	THERMOPLASTIC	(4" WHITE, 90 MIL) LANE LINE / PARKING LINE
(48)	THERMOPLASTIC	(8" WHITE, 90 MIL) CROSSWALK LINE
(T6)	THERMOPLASTIC	(24" WHITE, 90 MIL) STOP BAR
(T6)	THERMOPLASTIC	(24" WHITE, 90 MIL) CROSSWALK LINE

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

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

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

ALL CROSSWALKS SHALL BE PER NCDOT DETAIL 1205.07 ON SHEET C8-2.



SIGNAGE AND STRIPING PLAN	
FILE NUMBER: 8430-03	
DATE: 03/04/2024	
C2-8	

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11/2/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV	INITIAL SUBMITTAL