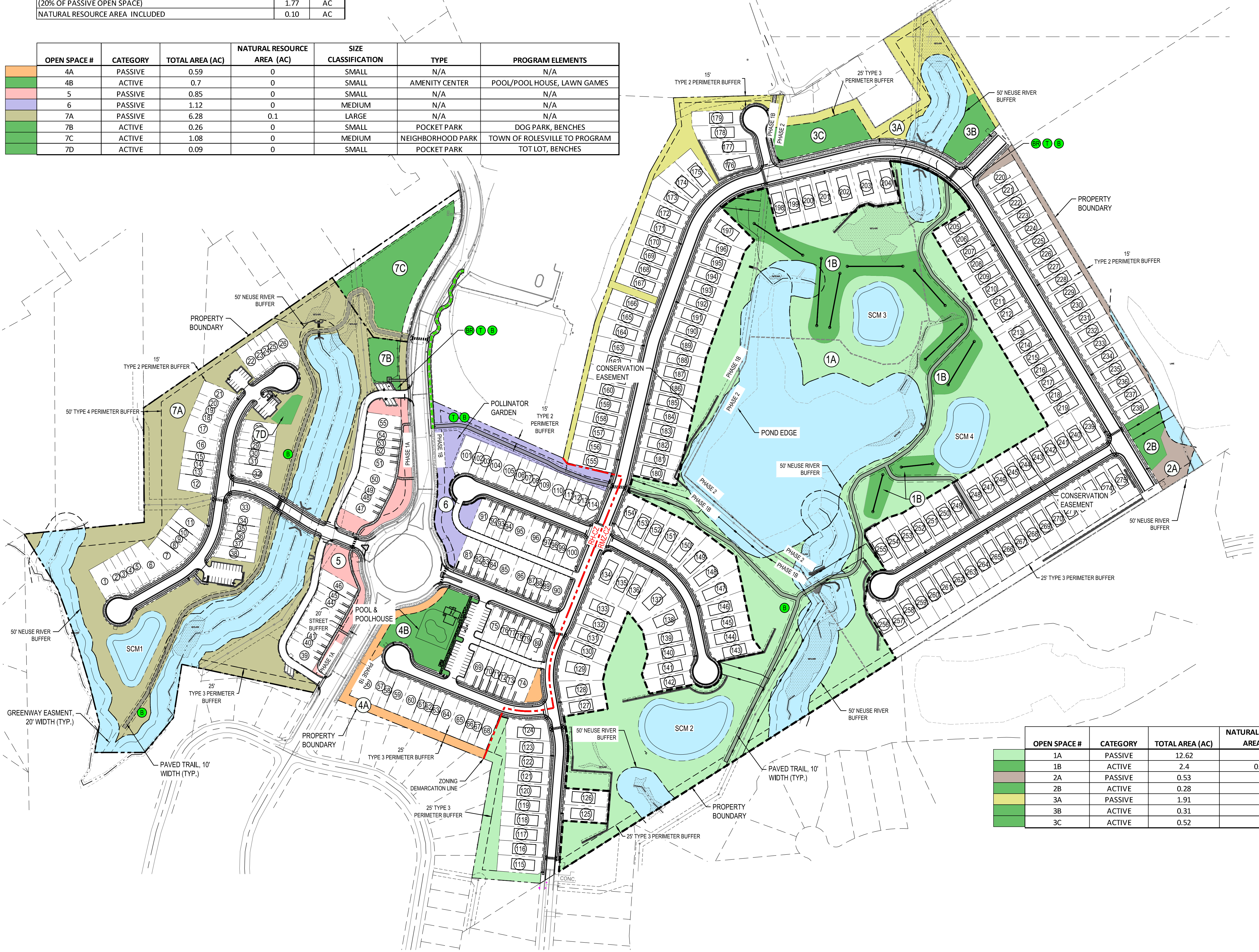


RH DISTRICT OPEN SPACE CALCULATIONS		
RH DISTRICT AREA	27.50	AC
REQUIRED OPEN SPACE (15%)	4.13	AC
PROVIDED OPEN SPACE	10.97	AC
REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE)	2.06	AC
PROVIDED ACTIVE OPEN SPACE	2.13	AC
REQUIRED PASSIVE OPEN SPACE	2.06	AC
PROVIDED PASSIVE OPEN SPACE	8.84	AC
MAXIMUM NATURAL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

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

LEGEND

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



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

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

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

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C7-0 - OPEN SPACE PLAN.dwg | Plotter: 3/12/2024 9:23:28 AM

02/14/2024 PER TOWN OF ROLESVILLE COMMENT
11/2/2024 PER TOWN OF ROLESVILLE / WC 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: MC/RZ
DRAWN BY: MC
REVIEWED BY: RZ

5440 WADE PARK BLVD, SUITE 102  
RALEIGH NC 27607  
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MORRISVILLE / NORTH CAROLINA / 27560

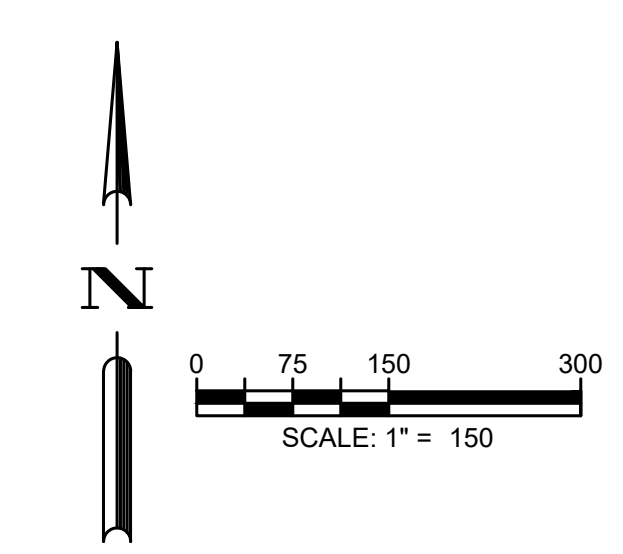
PARKER RIDGE

OPEN SPACE PLAN

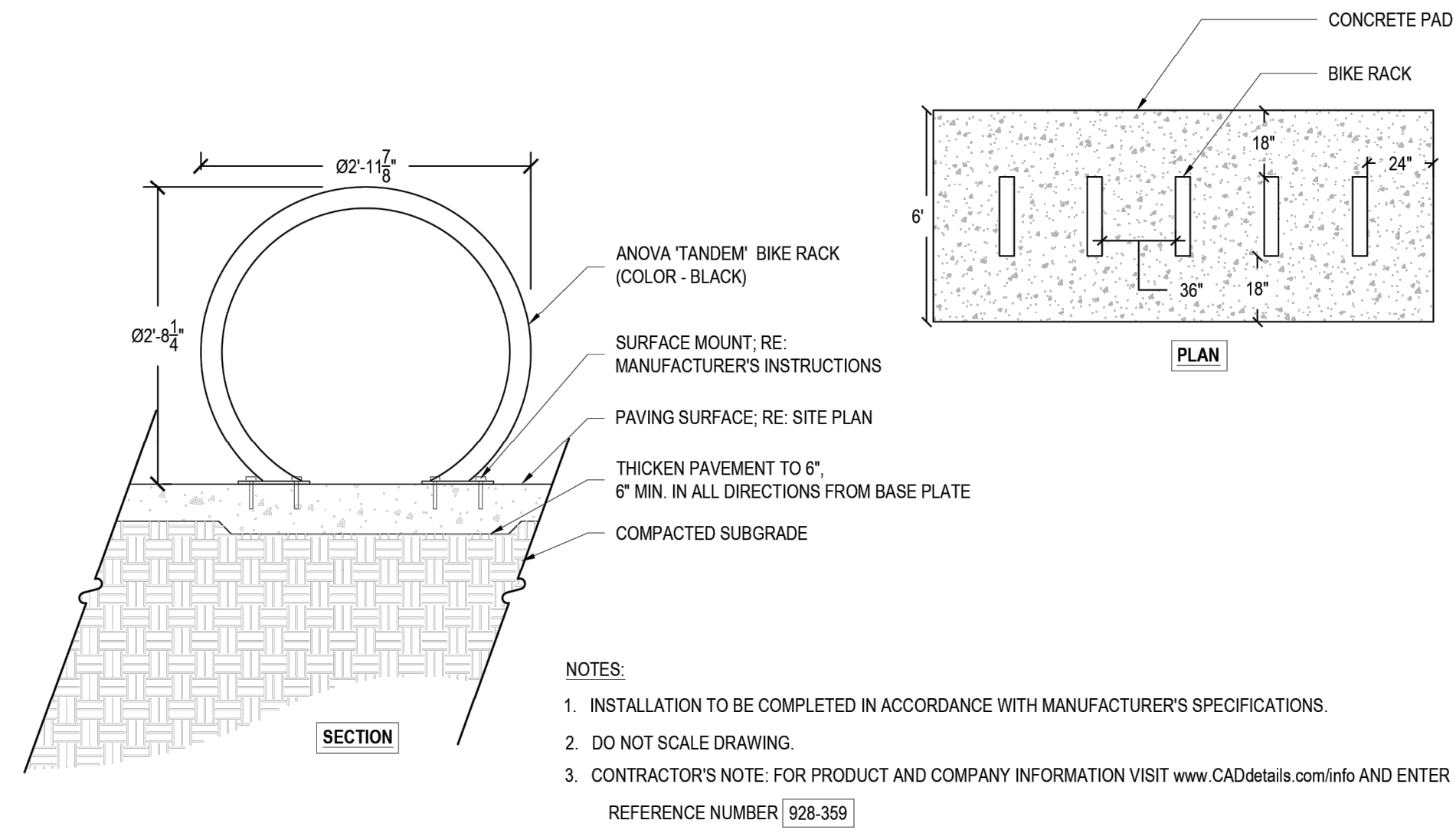
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

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

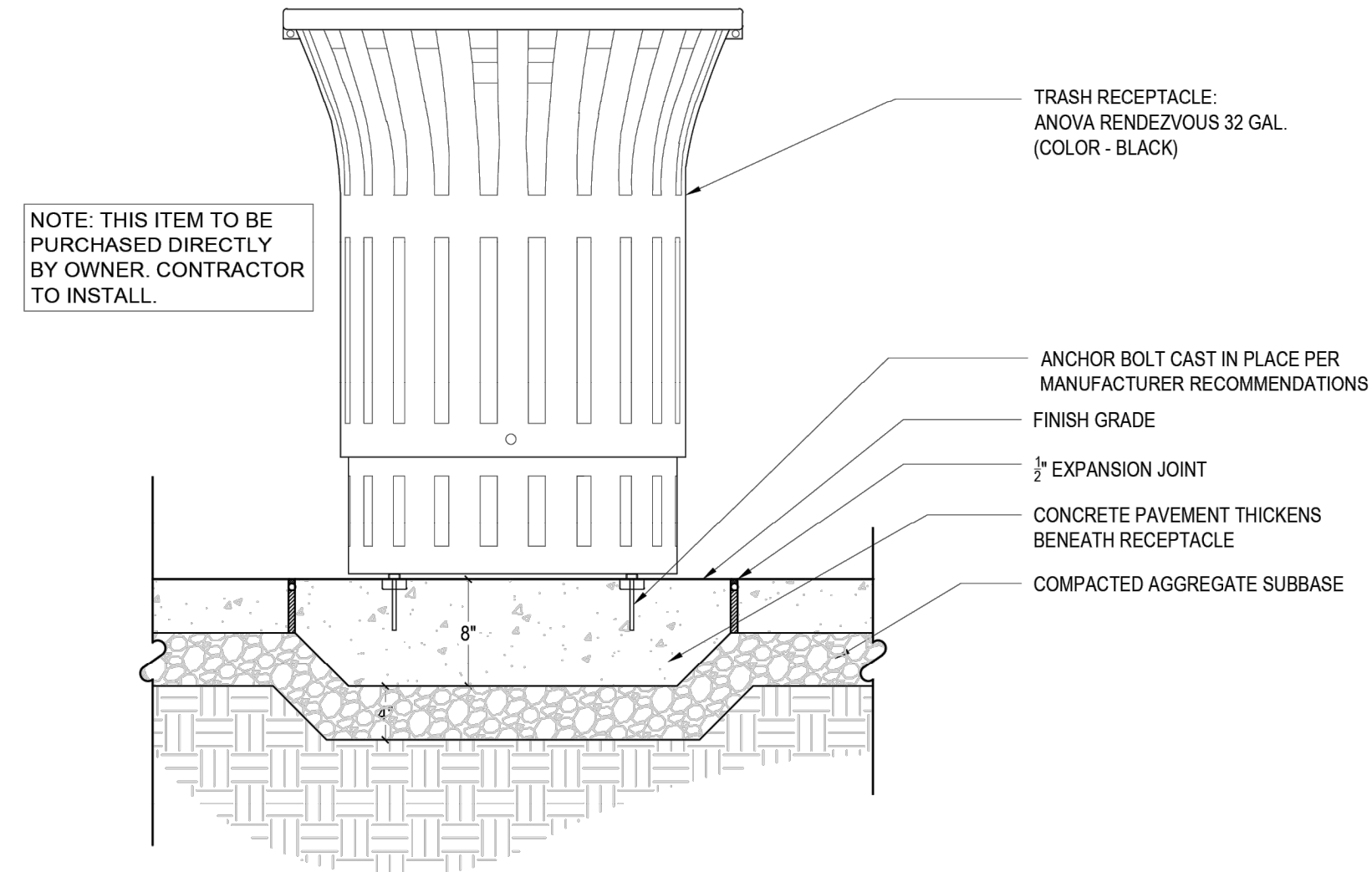
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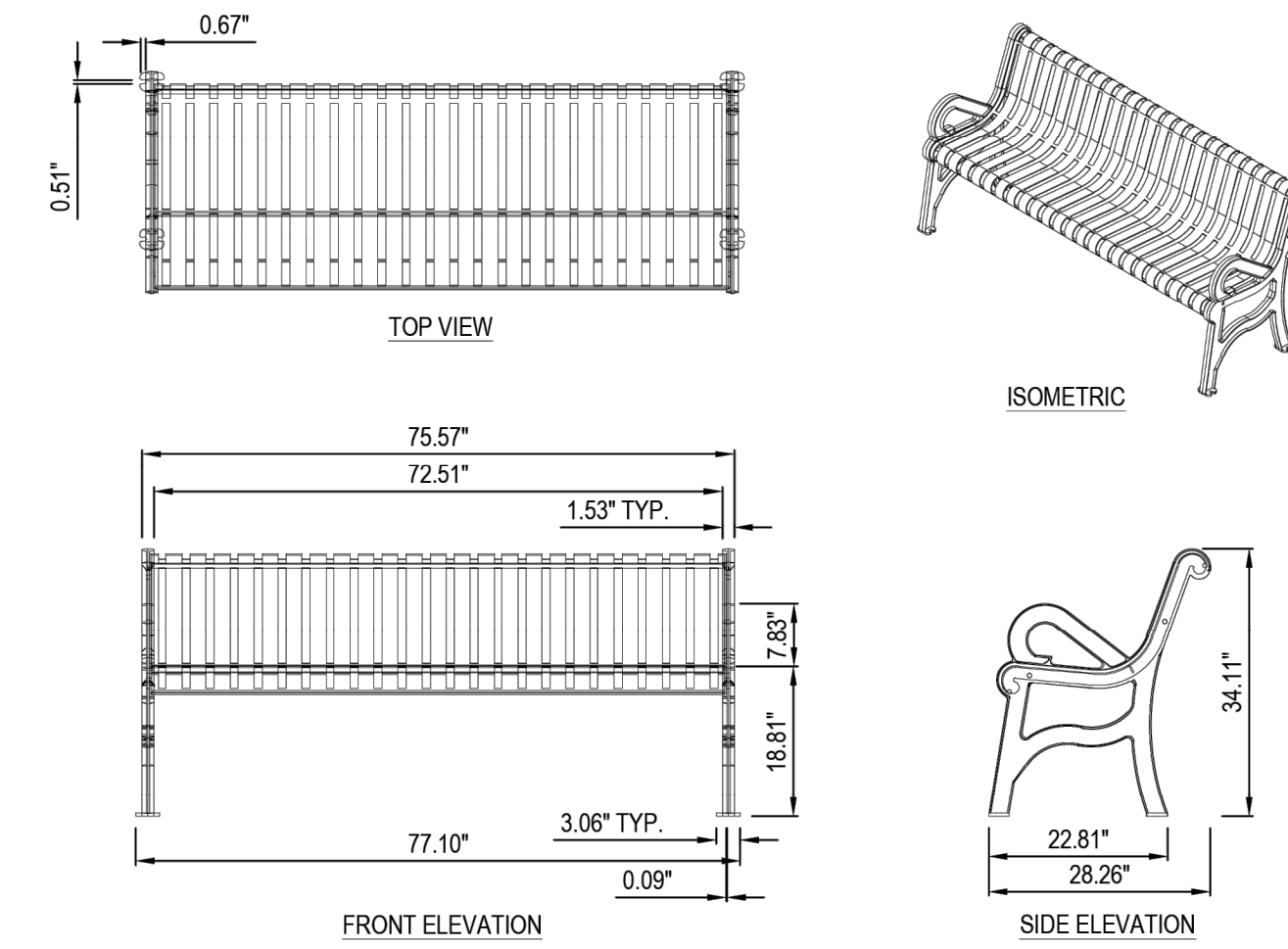




**1 BIKE RACK**  
SCALE: NTS SECTION

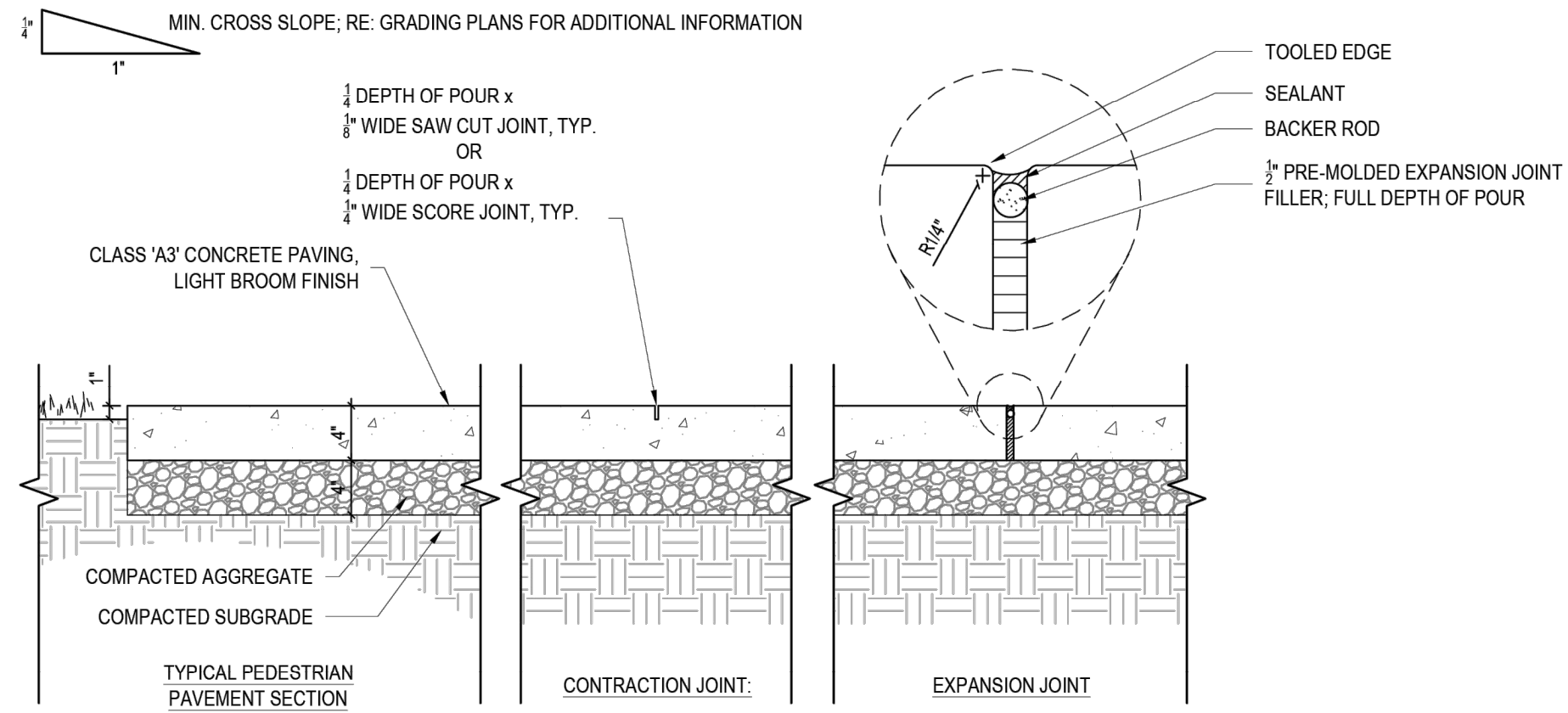


**2 WASTE RECEPTACLE**  
SCALE: NTS SECTION

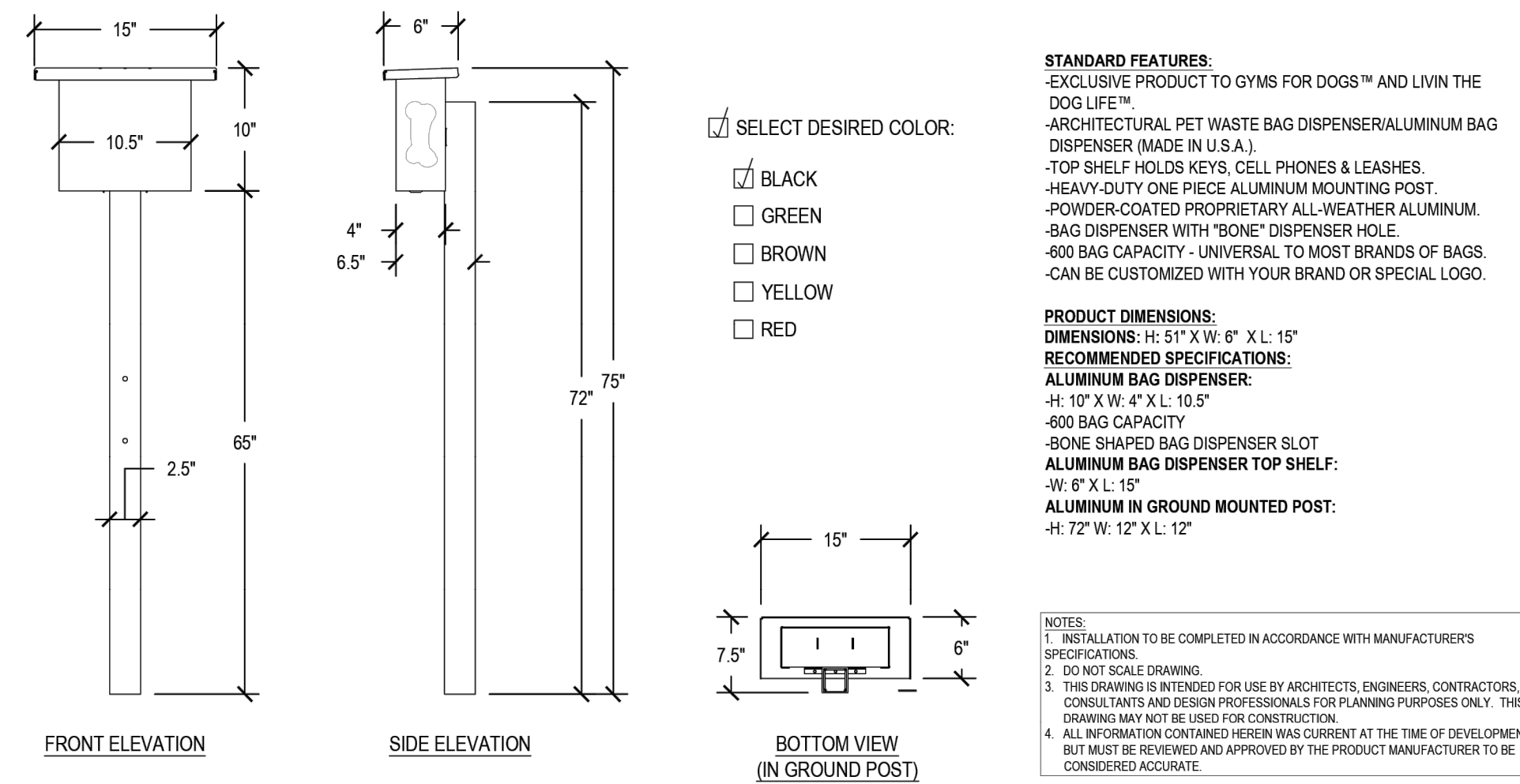


**3 BENCH**  
SCALE: NTS SECTION

- NOTES:**
1. PRODUCT INFORMATION: ANOVA RENDEZVOUS 6\"/>



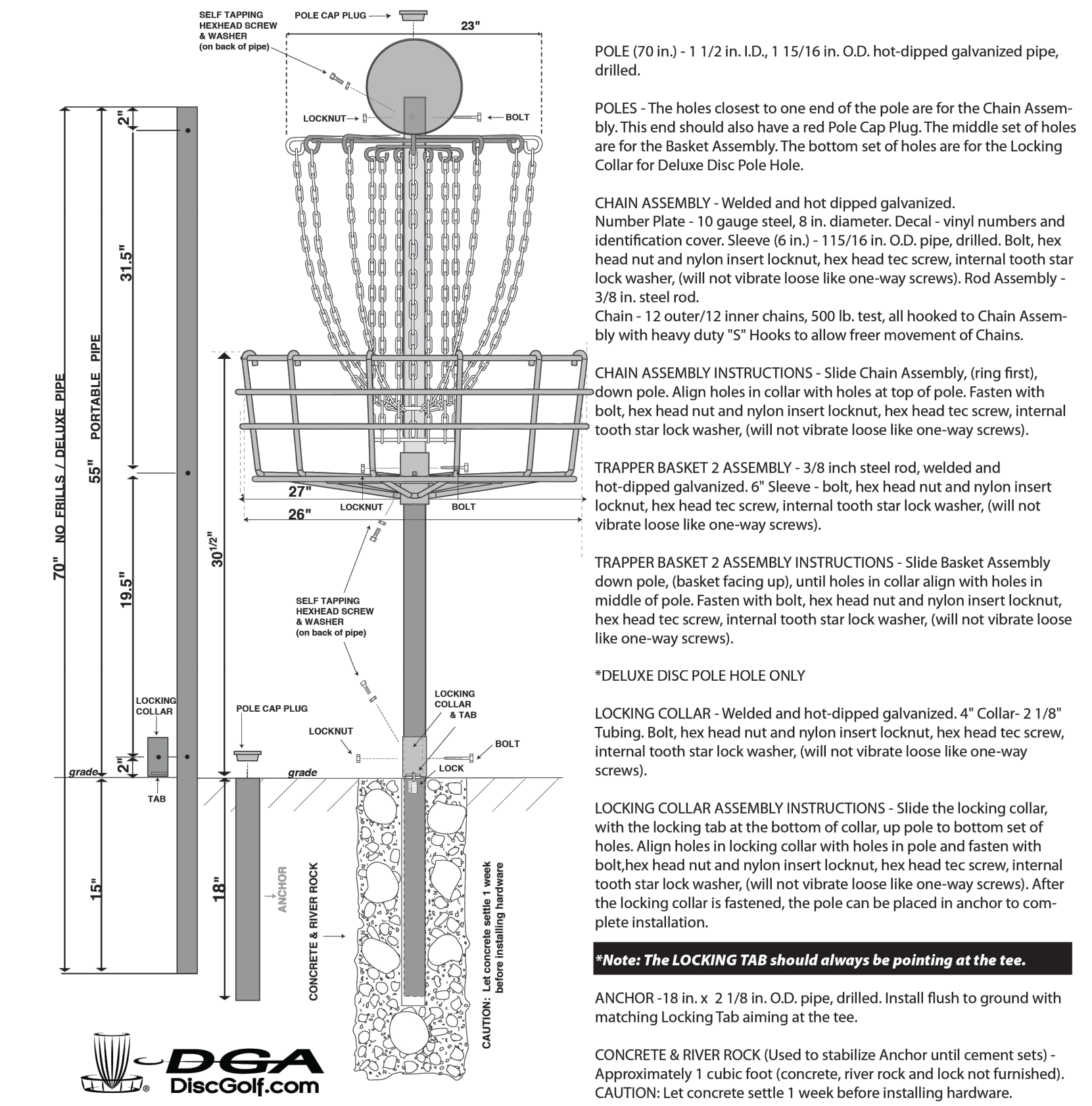
**4 PEDESTRIAN CONCRETE PAVING**  
SCALE: 1\"/>



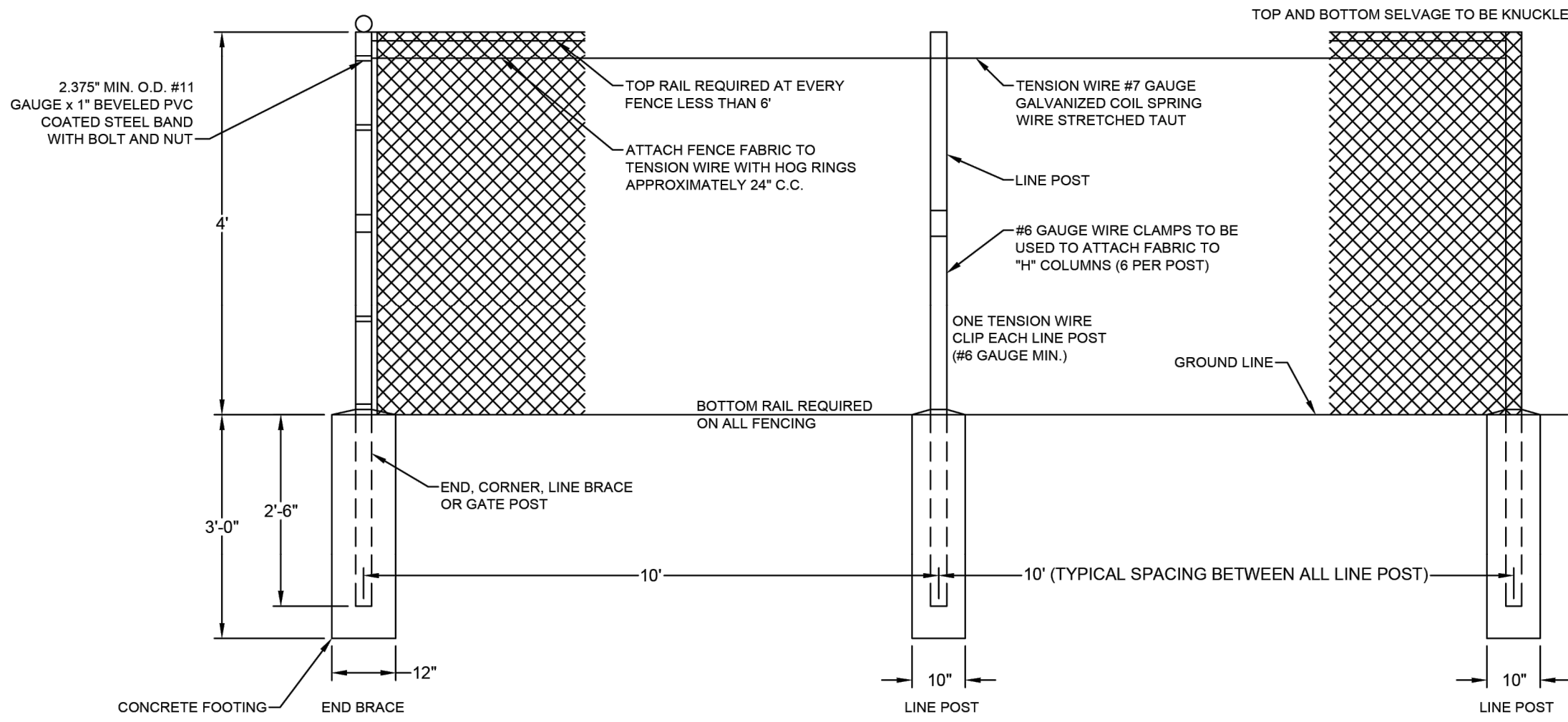
**5 PET WASTE STATION**  
SCALE: 1/2\"/>

**DGA MACH III™ PERMANENT DISC GOLF BASKET SPECIFICATION SHEET**

A True Legend. The Mach III disc golf basket has been played on in more disc golf tournament rounds than any other basket. This speaks to the quality and performance of this battle tested basket.



**7 DISC GOLF BASKET**  
N.T.S. SECTION



**6 BLACK PVC CLAD CHAIN LINK FENCE**  
N.T.S. SECTION

02/14/2024	PER TOWN OF ROLESVILLE COMMENT
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08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	INITIAL SUBMITTAL

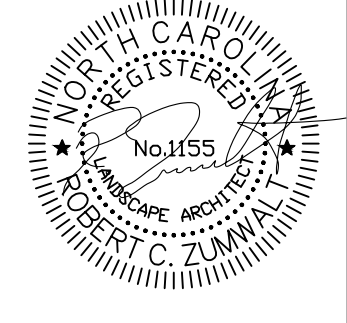
DESIGNED BY: MC/RZ  
DRAWN BY: MC  
REVIEWED BY: RZ

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**PARKER RIDGE**  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

**OPEN SPACE DETAILS (1 OF 2)**



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



C9-1

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C9-1 - OPEN SPACE DETAILS.dwg Layout: C9-1 OPEN SPACE DETAILS - Plotted: 3/12/2024 9:23:39 AM



OUTDOOR FITNESS STATION DETAILS



**GameTime** ACCESSIBLE CHIN-UP

Chin-up station is designed with rubber handles to provide multiple degrees of challenge. The accessible version is specifically designed for accommodate users in a mobility device. Installed upright for multiple workout stations in compact design. Also available as surface mount (#1335893).

**Features and Benefits:**


- Heavy-duty cast-iron frame with multiple grip positions to vary your workout and challenge level
- Adjusted design and powder-coated finish is weather-resistant and well-suited for any climate
- Powder-coated finish is weather-resistant and well-suited for any climate
- Powder-coated finish is weather-resistant and well-suited for any climate

Model: 13364  
Use Zone: 10' x 10'  
Age Group: 13+ Years

Developed in partnership with North Carolina State Department and Hospital, the Accessible Parallel Bars allow individuals with a mobility device to perform upper body exercises in a safe and secure manner. The lower set of bars is 38" above the ground and designed for a user to grip the handlebar with the mobility device and the bars.

Includes Lifetime Warranty on uprights, hardware and connectors. Visit [gameTime.com/warranty](http://gameTime.com/warranty) for full warranty information.

1 CHIN-UP STATION  
SCALE: 1" = 1'-0"



**GameTime** ACCESSIBLE PARALLEL BARS

Developed in partnership with North Carolina State Department and Hospital, the Accessible Parallel Bars allow individuals with a mobility device to perform upper body exercises in a safe and secure manner. The lower set of bars is 38" above the ground and designed for a user to grip the handlebar with the mobility device and the bars.


**Features and Benefits:**

- Compact design allows users with limited space to use the bars
- Provides an accessible, upper body workout
- Product requires impact absorbing options to comply with ASTM F2206, 25.

Model: 13364  
Use Zone: 10' x 10'  
Age Group: 13+ Years

Includes Lifetime Warranty on uprights, hardware and connectors. Visit [gameTime.com/warranty](http://gameTime.com/warranty) for full warranty information.

2 ACCESSIBLE PARALLEL BAR  
SCALE: 1" = 1'-0"



**GameTime** CAPTAINS CHAIR

Captain's Chair is a new member of the well-rounded fitness program. Captain's Chair is a compact design featuring a unique design to stimulate muscular fibers of your torso, chest, and abdomen. Provides multiple exercise opportunities, including knee raises, leg lifts, sit, and crunches. Also supports a surface mount version (#135495).

**Features and Benefits:**

- Adds platform exercises with support for sit-ups
- Two PCH handles for torso and chest workouts
- Heavy-duty frame with cast-iron and accommodates a wide range of users

Model: 13360  
Use Zone: 10' x 8'  
Age Group: 13+ Years

Includes Lifetime Warranty on uprights, hardware and connectors. Visit [gameTime.com/warranty](http://gameTime.com/warranty) for full warranty information.

3 CAPTAIN'S CHAIR  
SCALE: 1" = 1'-0"



**GameTime** PUSH-UP STATION

Designed with guidance from an exercise physiologist to ensure the optimum muscle exercise, our Push-Up Station features a unique hand grip construction to enable multiple challenge levels. Install upright or with Chin-Up Station on other fitness products, save hand upright for compact, space-saving design.

**Features and Benefits:**

- Provides an excellent aerobic strength workout and enhances upper body strength
- Hand grip construction allows multiple grip positions to vary your workout and challenge level
- Adjusted design and powder-coated finish is weather-resistant and well-suited for any climate
- Constructed of durable, recyclable...

Model: 13371  
Age Group: 13+ Years

Includes Lifetime Warranty on uprights, hardware and connectors. Visit [gameTime.com/warranty](http://gameTime.com/warranty) for full warranty information.

4 PUSH-UP STATION  
SCALE: 1" = 1'-0"



**GameTime** SIT-UP STATION

Designed for use with a variety of sit-up stations. The station is constructed of a durable metal and PVC. Platform with metal feet supports. The top lies on the back and places the feet under the support to perform a variety of core exercises.

**Features and Benefits:**

- Wide, beveled PVC platform provides a secure seating area during a workout
- Combines with other GTS products to create fitness stations for your community
- Constructed of durable, recyclable materials and backed by the industry's leading warranty

Model: 13370  
Use Zone: 24" x 18" x 11"  
Age Group: 13+ Years

Includes Lifetime Warranty on uprights, hardware and connectors. Visit [gameTime.com/warranty](http://gameTime.com/warranty) for full warranty information.

5 SIT-UP STATION  
SCALE: 1" = 1'-0"



**GameTime** STEP-UP FITNESS STATION

The Step-Up Station provides users the opportunity to build aerobic fitness, tone and lower body muscular endurance at once. Users can perform low impact aerobic exercises such as step-ups or more muscle-focused exercises such as lunges and squats.

**Features and Benefits:**

- Provides an excellent aerobic & muscle toning workout
- A versatile station that allows multiple exercise options
- Constructed of durable and recyclable materials and backed by the industry's leading warranty

Model: 13368  
Use Zone: 82" x 36" x 36"  
Age Group: 13+ Years

Includes Lifetime Warranty on uprights, hardware and connectors. Visit [gameTime.com/warranty](http://gameTime.com/warranty) for full warranty information.

6 STEP-UP STATION  
SCALE: 1" = 1'-0"

G:\NCA\Projects\Lennar\8430-03 - DWG\PlanSheets\Cn-Site\C9-1 - OPEN SPACE DETAILS.dwg Layout: C9-2 OPEN SPACE DETAILS - Plotted: 3/12/2024 9:23:54 AM

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11/2/2024	PER TOWN OF ROLESVILLE / WC COMMENTS
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08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	INITIAL SUBMITTAL

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

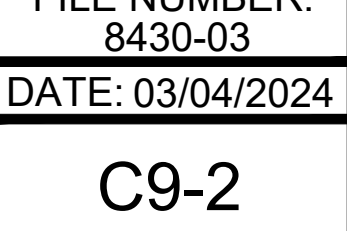
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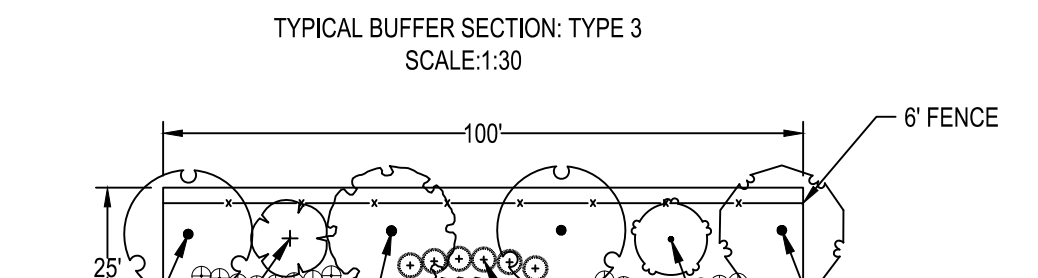
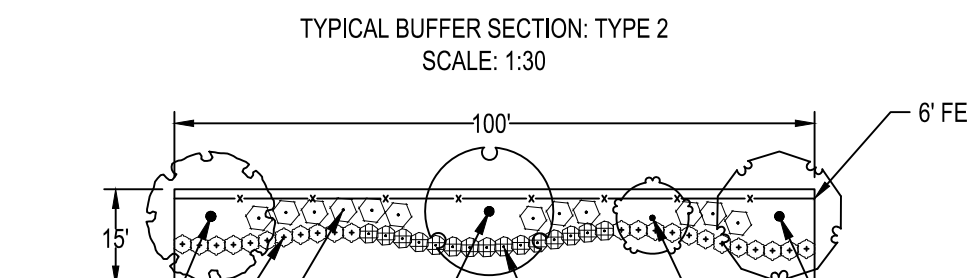
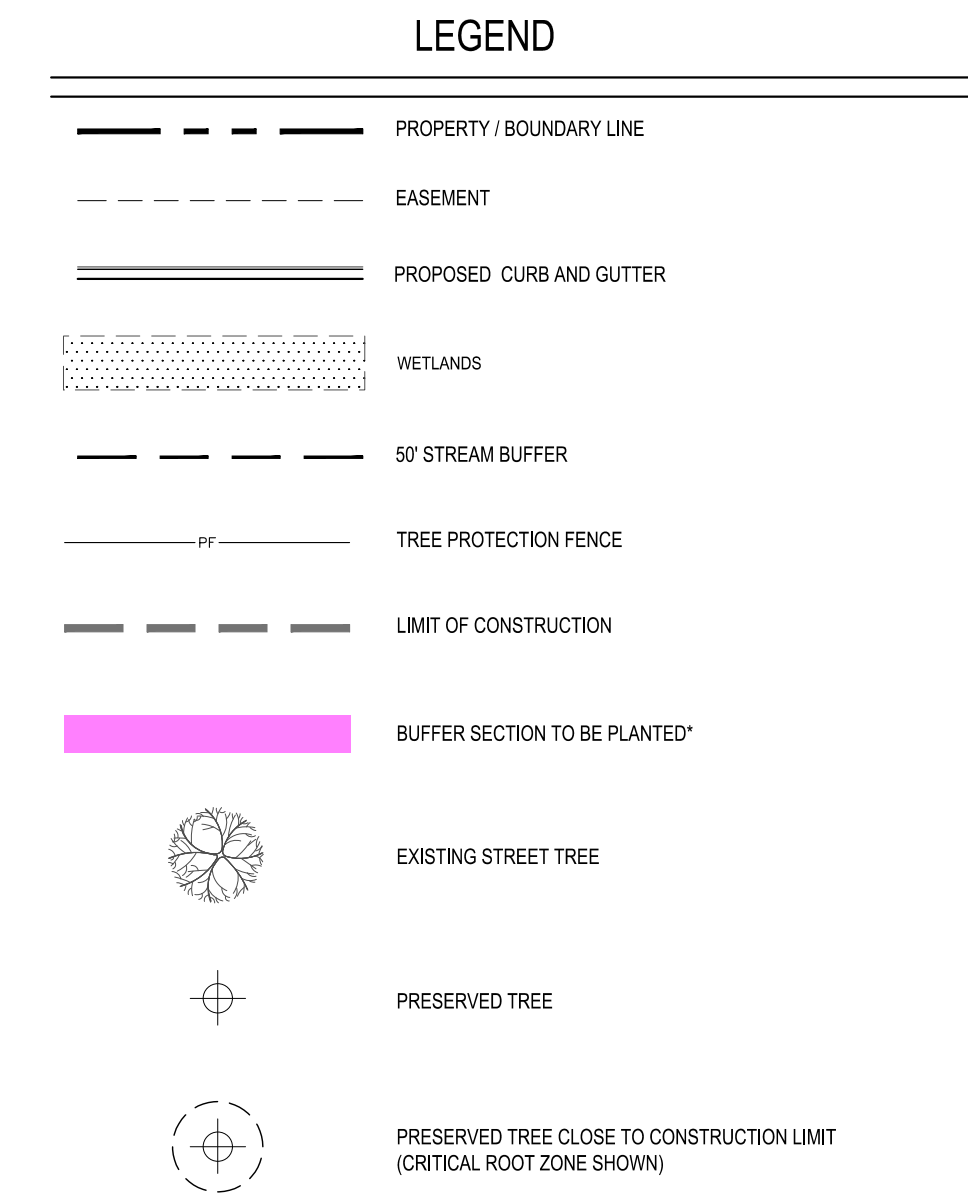
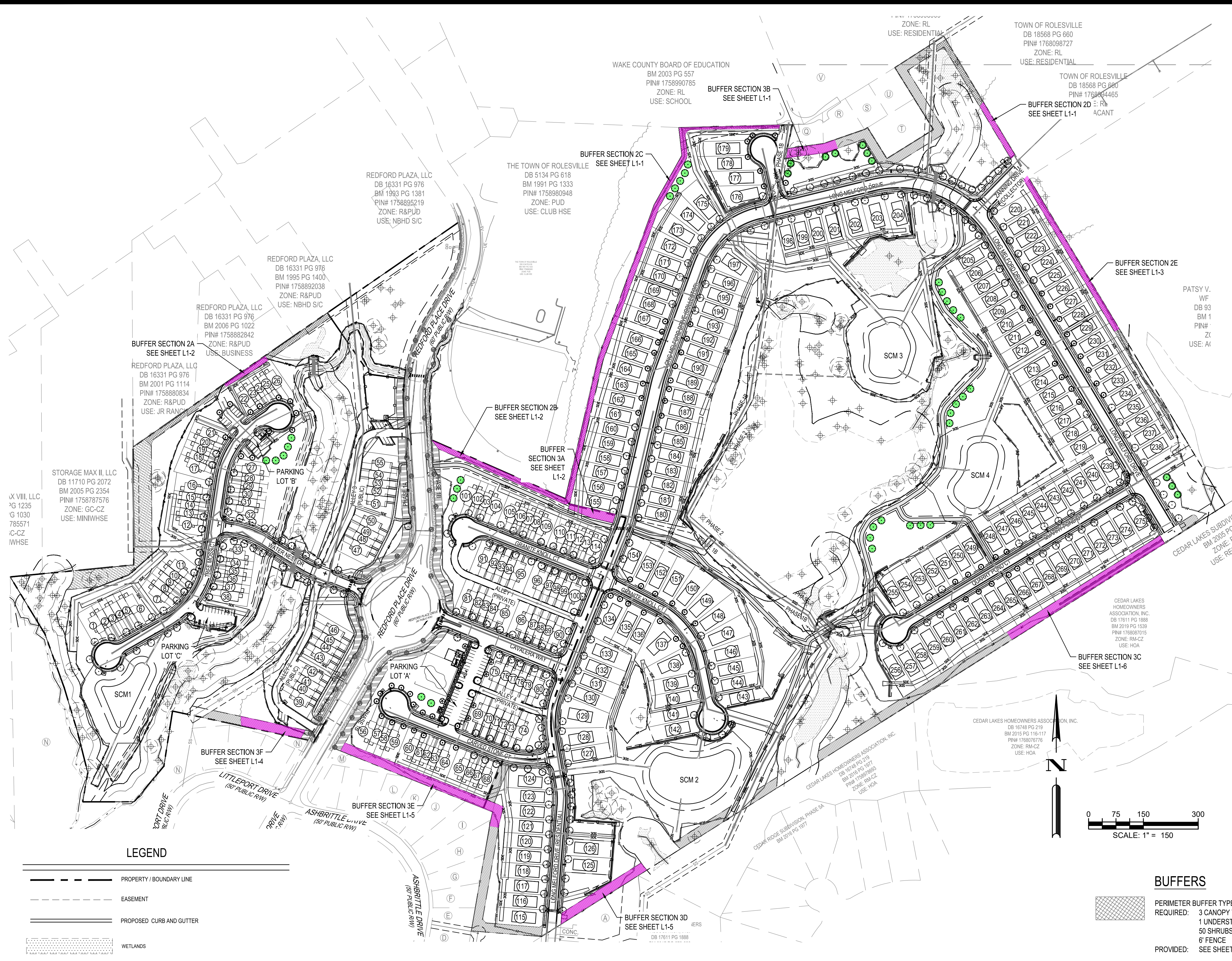
**PARKER RIDGE**  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

OPEN SPACE DETAILS (2 OF 2)

FILE NUMBER:  
8430-03  
DATE: 03/04/2024  
C9-2







### PLANT SCHEDULE: BUFFERS

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

### PLANT SCHEDULE: STREET TREES AND PARKING

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

### REPLACEMENT TREES

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

### BUFFERS

**PERIMETER BUFFER TYPE 2: 15' WIDTH, 3,338 TOTAL LF**  
 REQUIRED: 3 CANOPY TREES PER 100 LF  
 1 UNDERSTORY TREE PER 100 LF  
 50 SHRUBS PER 100 LF  
 6' FENCE  
 PROVIDED: SEE SHEET ENLARGEMENTS

**PERIMETER BUFFER TYPE 3: 25' WIDTH, 3,884 TOTAL LF**  
 REQUIRED: 4 CANOPY TREES PER 100 LF  
 2 UNDERSTORY TREES PER 100 LF  
 60 SHRUBS PER 100 LF  
 6' WALL (6' FENCE PER ZONING)  
 PROVIDED: SEE SHEET ENLARGEMENTS

**PERIMETER BUFFER TYPE 4: 50' WIDTH, 517 TOTAL LF**  
 REQUIRED: 8 CANOPY TREES PER 100 LF  
 4 UNDERSTORY TREES PER 100 LF  
 CONTINUOUS HEDGE  
 3' WALL + 5' BERM (6' FENCE PER ZONING)  
 EX. VEGETATION TO SATISFY REQUIREMENT  
 PROVIDED:

**STREET BUFFER - REDFORD PLACE DRIVE (COLLECTOR):**  
 20' WIDTH, 2,037 LF OF FRONTAGE  
 REQUIRED: 1 STREET TREE EVERY 50 LF OF FRONTAGE  
 2,037 LF OF FRONTAGE / 50' = 41 TREES  
 41 EXISTING CANOPY TREES TO COUNT TOWARD REQUIREMENT  
 PROVIDED:

### STREET TREES

**REQUIRED: 1 STREET TREE EVERY 40 LF OF FRONTAGE**  
 CARVED STONE CT  
 REQUIRED: 918 LF OF FRONTAGE / 40' = 23 TREES  
 PROVIDED: 28 TREES

**CALAVERA WAY**  
 REQUIRED: 554 LF OF FRONTAGE / 40' = 14 TREES  
 PROVIDED: 14 TREES

**GRANITE KNOLL CT**  
 REQUIRED: 1,722 LF OF FRONTAGE / 40' = 43 TREES  
 PROVIDED: 46 TREES

**STONE OVERLOOK**  
 REQUIRED: 292 LF OF FRONTAGE / 40' = 7 TREES  
 PROVIDED: 7 TREES

**WATER NEST DR**  
 REQUIRED: 704 LF OF FRONTAGE / 40' = 18 TREES  
 PROVIDED: 18 TREES

**TREE MOSS CT**  
 REQUIRED: 1,660 LF OF FRONTAGE / 40' = 41 TREES  
 PROVIDED: 48 TREES

**QUARRY POND CT**  
 REQUIRED: 1,528 LF OF FRONTAGE / 40' = 38 TREES  
 PROVIDED: 39 TREES

**ZANNING DRIVE**  
 REQUIRED: 264 LF OF FRONTAGE / 40' = 7 TREES  
 PROVIDED: 7 TREES

**LONG MELFORD DRIVE**  
 REQUIRED: 6,800 LF OF FRONTAGE / 40' = 170 TREES  
 PROVIDED: 171 TREES

### PARKING AREAS

**PARKING LOT 'A'**  
 REQUIRED: PERIMETER SHRUBS 3' O.C.  
 ROADWAY SCREENING  
 42 SHRUBS  
 PROVIDED:

**PARKING LOT 'B'**  
 REQUIRED: 1 TREE / 150 SF OF PARKING ISLANDS  
 1,669 SF PARKING ISLANDS = 11 TREES  
 PROVIDED: 12 TREES

**PARKING LOT 'C'**  
 REQUIRED: PERIMETER SHRUBS 3' O.C.  
 ROADWAY SCREENING  
 25 SHRUBS  
 PROVIDED:

PER TOWN OF ROLESVILLE COMMENT

PER TOWN OF ROLESVILLE / W/C COMMENTS

PER TOWN OF ROLESVILLE COMMENT

PER TOWN OF ROLESVILLE COMMENT

PER TOWN OF ROLESVILLE COMMENT

PER TOWN OF ROLESVILLE COMMENT

INITIAL SUBMITTAL

02/14/2024

11/2/2024

11/21/2023

10/02/2023

08/01/2023

06/01/2023

REV

DESIGNED BY: MC/RZ

DRAWN BY: MC

REVIEWED BY: RZ

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RALEIGH NC 27607

NC LICENSE #C-4397

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**PARKER RIDGE**

82 SCHOOL STREET

ROLESVILLE / NORTH CAROLINA / 27571

**OVERALL LANDSCAPE PLAN**

FILE NUMBER: 8430-03

DATE: 03/04/2024

L1-0

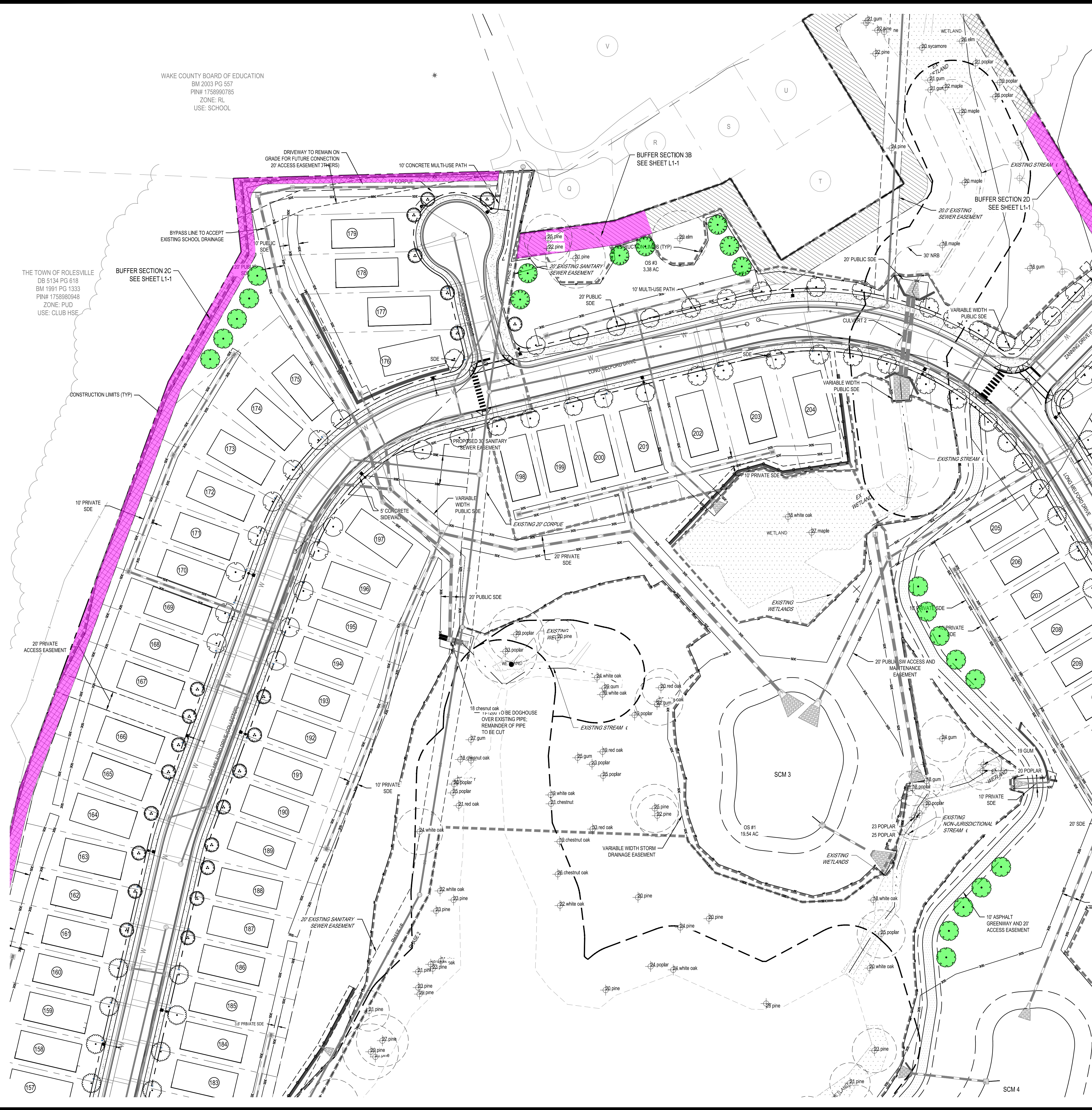
Know what's below.  
Call before you dig.



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



**BUFFER SECTION 2C: 1,333 LF**

CANOPY TREES	COMMON NAME
13	Lacebark Elm
13	Nuttall Oak
13	Sugar Maple

UNDERSTORY TREES	COMMON NAME
13	Star Magnolia

SHRUBS	COMMON NAME
307	Dwarf Yaupon
200	Glossy Abelia
160	Japanese Holly

**BUFFER SECTION 3B: 138 LF**

CANOPY TREES	COMMON NAME
1	Sugar Maple
3	Nuttall Oak
1	Lacebark Elm

UNDERSTORY TREES	COMMON NAME
1	Eastern Redbud
1	Star Magnolia

SHRUBS	COMMON NAME
19	Glossy Abelia
33	Dwarf Burford Holly
22	Inkberry Holly
8	Chinese Fringe Flower

**BUFFER SECTION 2D: 167 LF**

CANOPY TREES	COMMON NAME
2	Lacebark Elm
2	Nuttall Oak
2	Sugar Maple

UNDERSTORY TREES	COMMON NAME
2	Star Magnolia

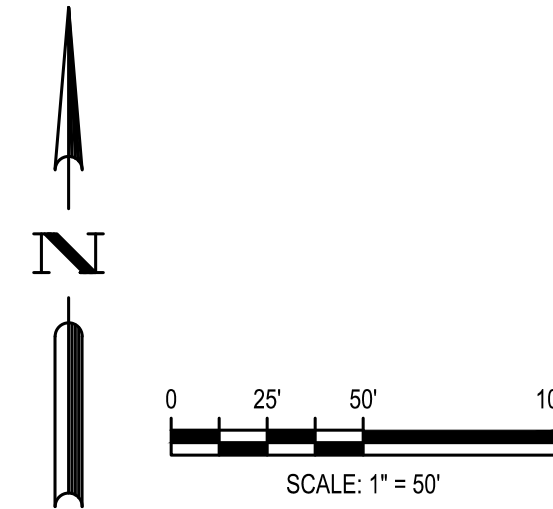
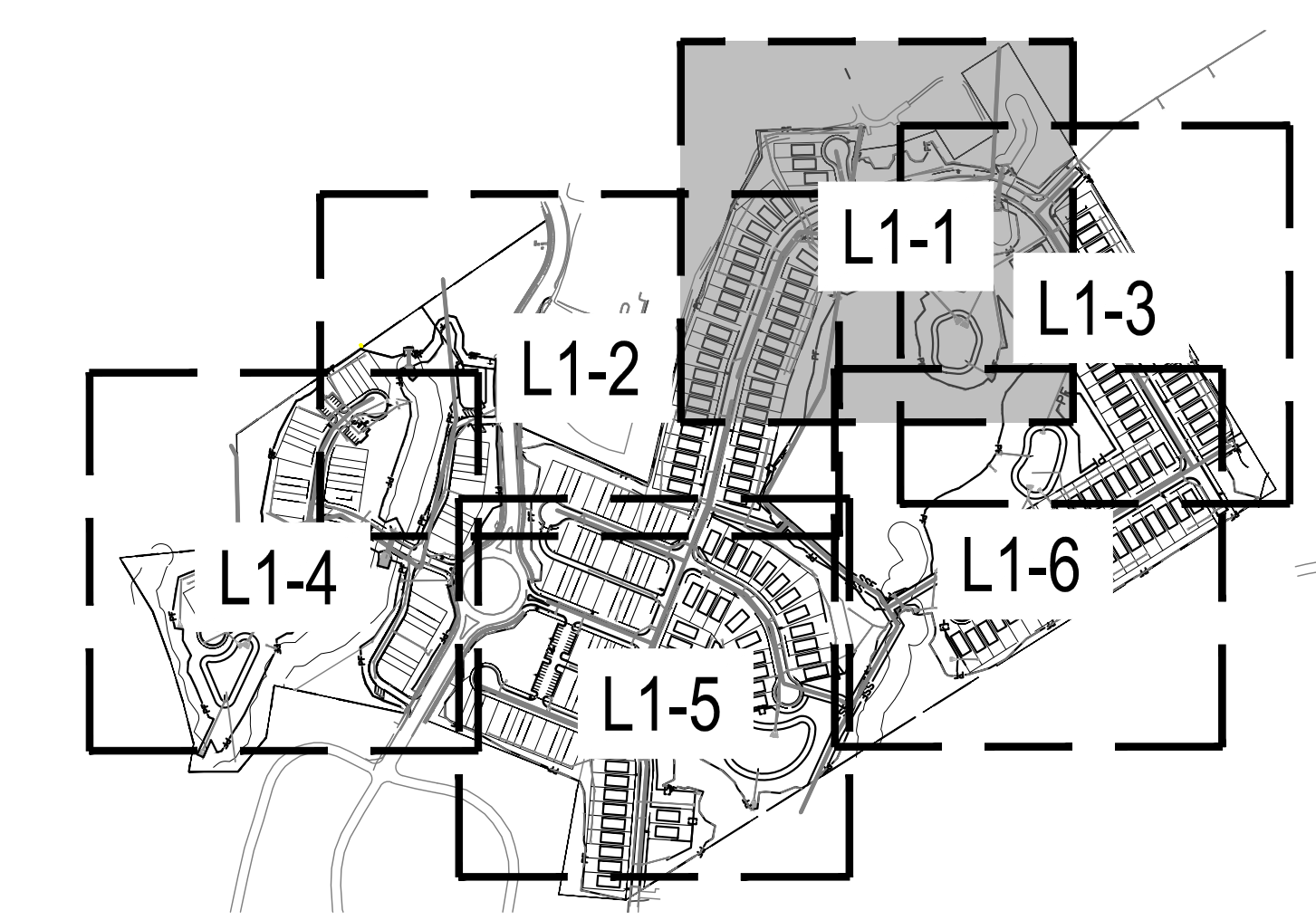
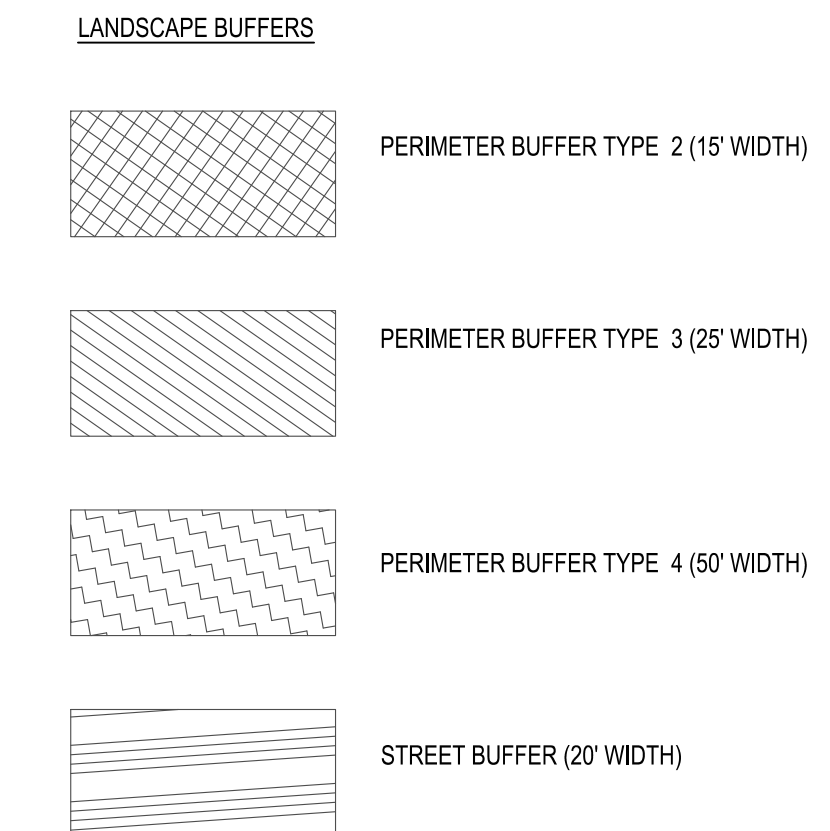
SHRUBS	COMMON NAME
38	Dwarf Yaupon
25	Glossy Abelia
20	Japanese Holly

**PLANT KEY**

CANOPY TREES	COMMON NAME
	Sugar Maple
	Golden Rain Tree
	Chinese Pistache
	Nuttall Oak
	Lacebark Elm
	Sawleaf Zelkova

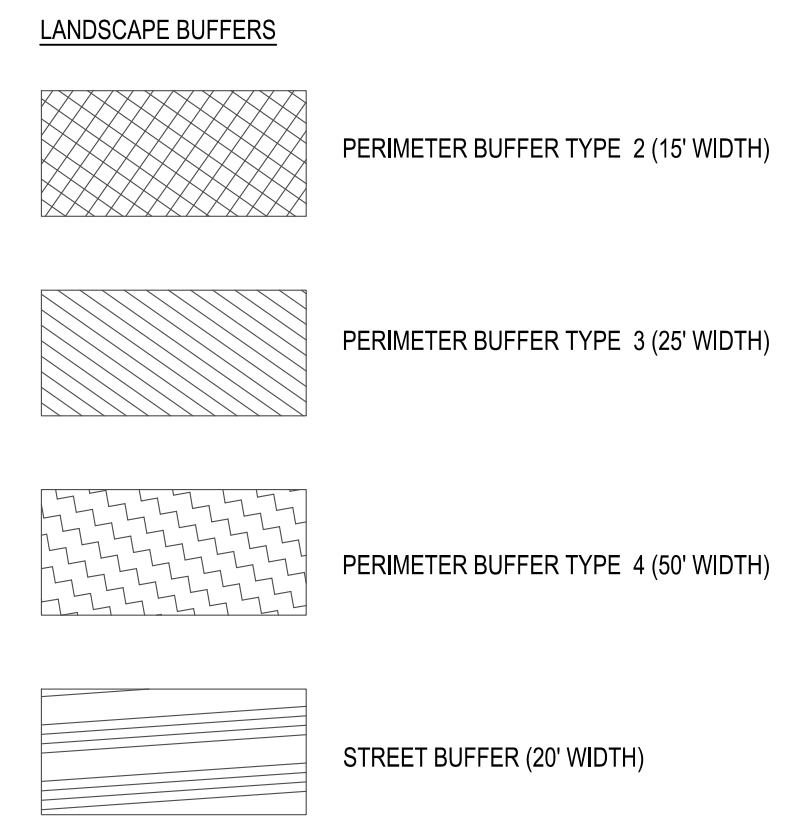
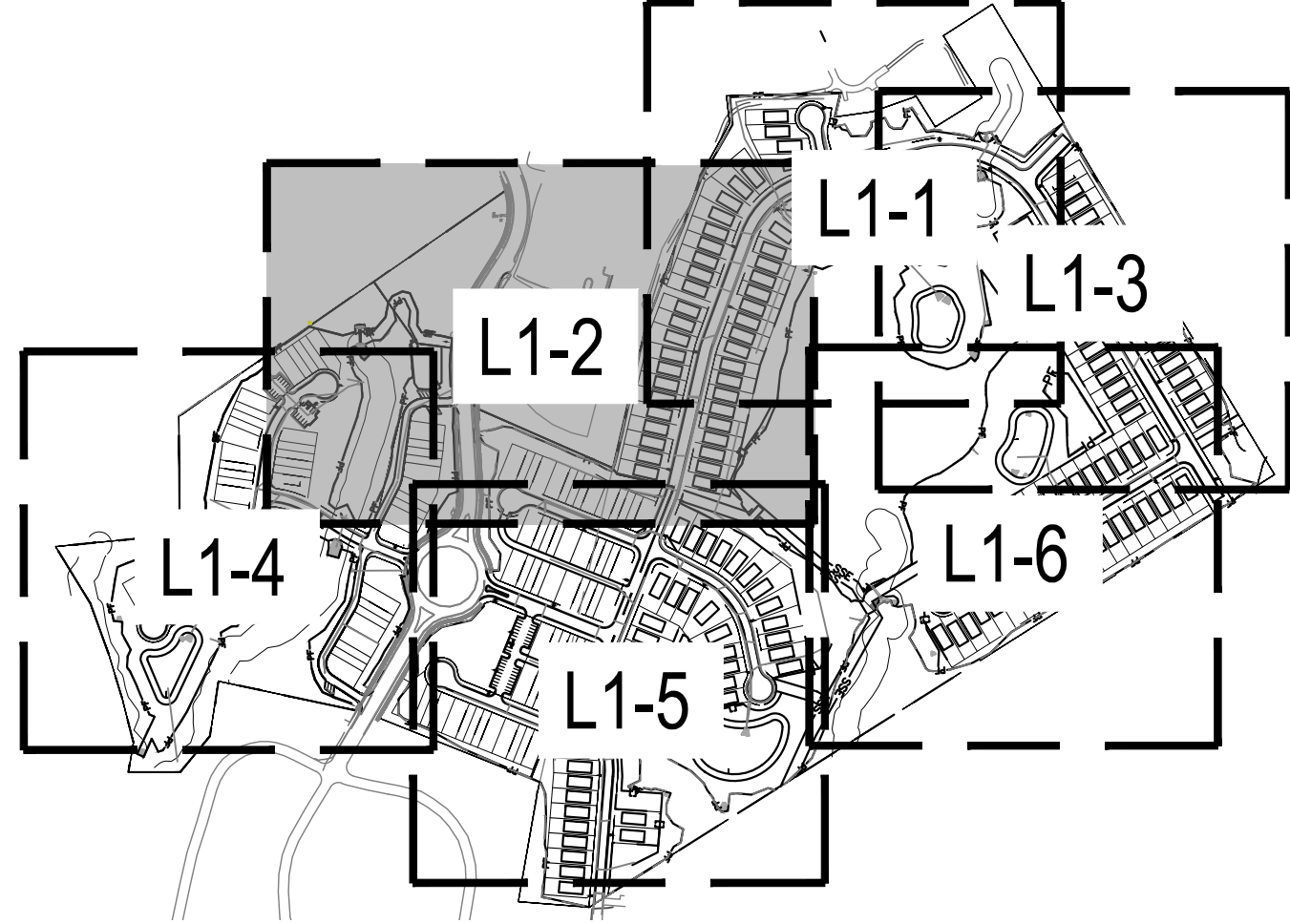
SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon



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

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:	MC/RZ	DRAWN BY:	MC	REVIEWED BY:	RZ						
<b>LENNAR</b> <b>CORPORAION</b> 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560											
<b>PARKER RIDGE</b> 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571											
<b>ENLARGED LANDSCAPE PLAN (1 OF 6)</b>											
FILE NUMBER: 8430-03 DATE: 03/04/2024											
<b>L1-1</b>											





**PLANT KEY**

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

**BUFFER SECTION 2A: 135 LF**

CANOPY TREES	COMMON NAME
1	Lacebark Elm
1	Nuttall Oak
1	Sugar Maple

UNDERSTORY TREES	COMMON NAME
1	Star Magnolia

SHRUBS	COMMON NAME
31	Dwarf Yaupon
20	Glossy Abelia
16	Japanese Holly

**BUFFER SECTION 2B: 387 LF**

CANOPY TREES	COMMON NAME
4	Lacebark Elm
4	Nuttall Oak
4	Sugar Maple

UNDERSTORY TREES	COMMON NAME
4	Star Magnolia

SHRUBS	COMMON NAME
89	Dwarf Yaupon
58	Glossy Abelia
46	Japanese Holly

**BUFFER SECTION 3A: 127 LF**

CANOPY TREES	COMMON NAME
1	Sugar Maple
3	Nuttall Oak
1	Lacebark Elm

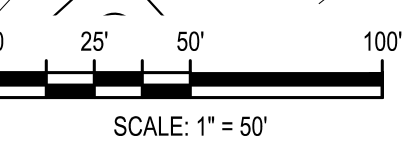
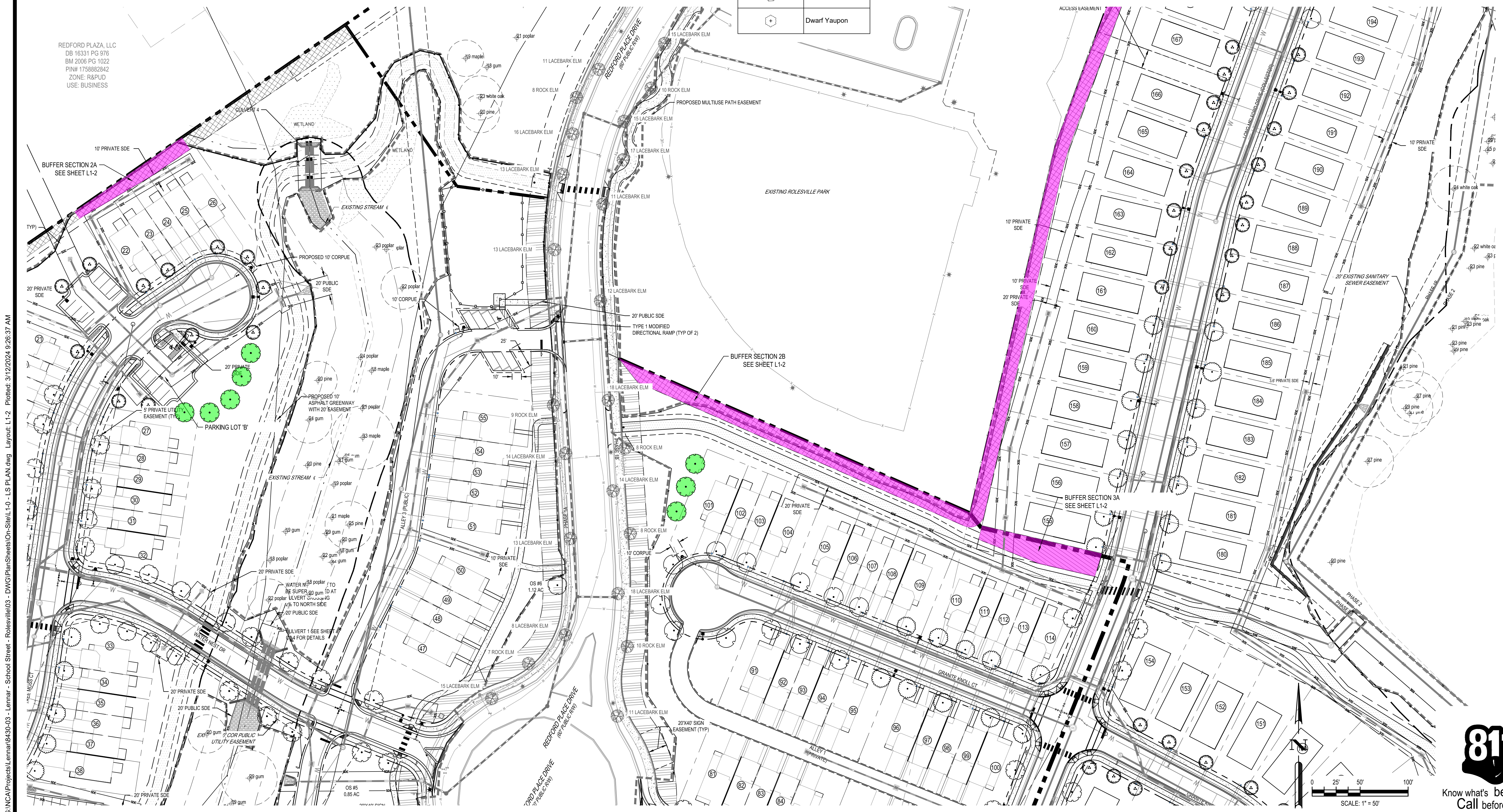
  

UNDERSTORY TREES	COMMON NAME
1	Eastern Redbud
1	Star Magnolia

SHRUBS	COMMON NAME
18	Glossy Abelia
30	Dwarf Burford Holly
20	Inkberry Holly
8	Chinese Fringe Flower

REDFORD PLAZA, LLC  
 DB 16331 PG 976  
 BM 2006 PG 1022  
 PIN# 1758862842  
 ZONE: R&PUD  
 USE: BUSINESS



G:\NC\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L1-0 - LS PLAN.dwg Layout: L1-2 Plotted: 3/12/2024 9:26:37 AM

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

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**LENNAR**  
 CORPORAION  
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 MORRISVILLE / NORTH CAROLINA / 27560

**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27571

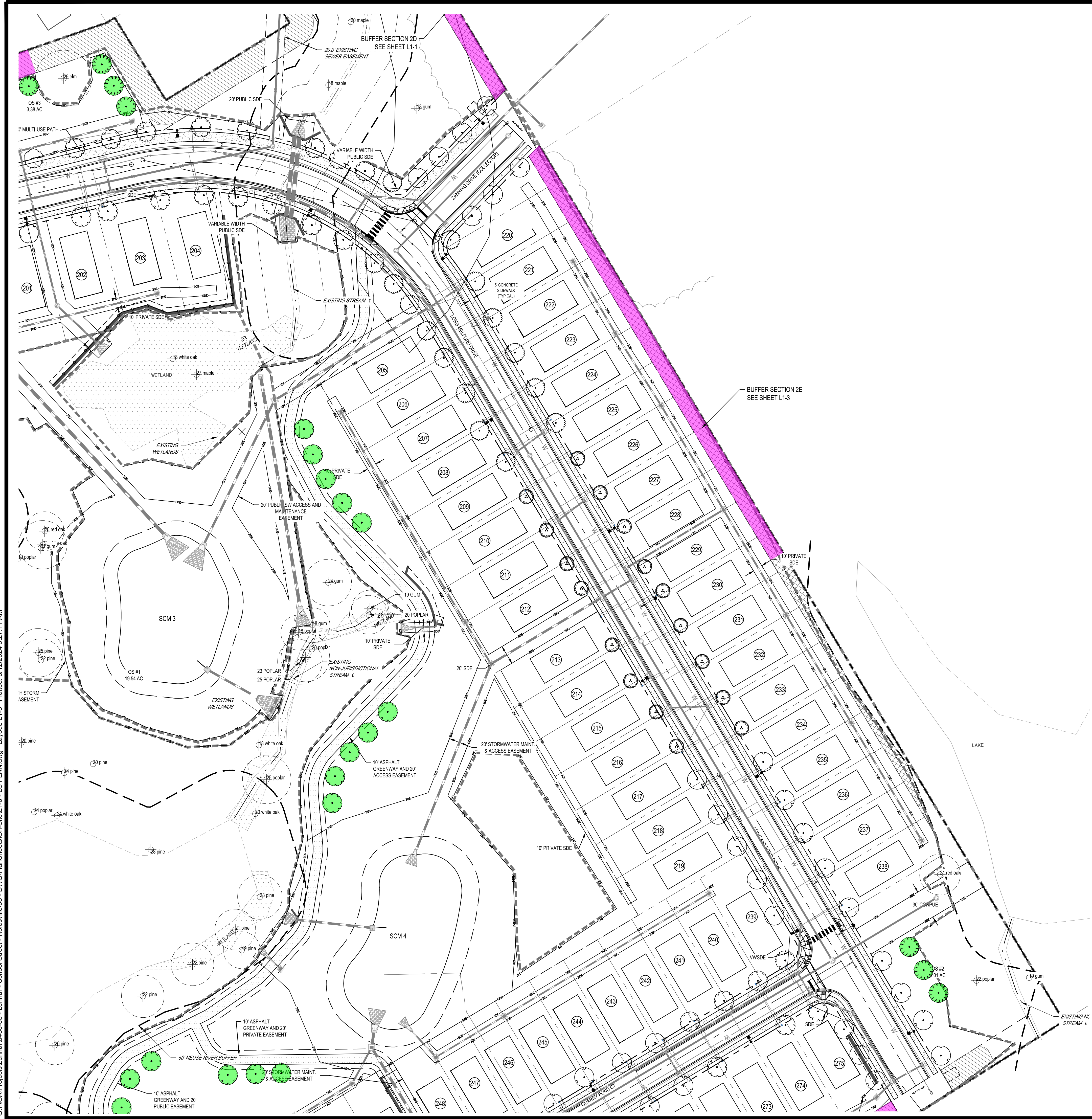
**ENLARGED LANDSCAPE PLAN (2 OF 6)**

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

L1-2



G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L1-0 - LS PLAN.dwg Layout: L1-3 Plotted: 3/12/2024 9:27:11 AM



**BUFFER SECTION 2E: 486 LF**

CANOPY TREES	COMMON NAME
5	Lacebark Elm
5	Nuttall Oak
5	Sugar Maple

UNDERSTORY TREES	COMMON NAME
5	Star Magnolia

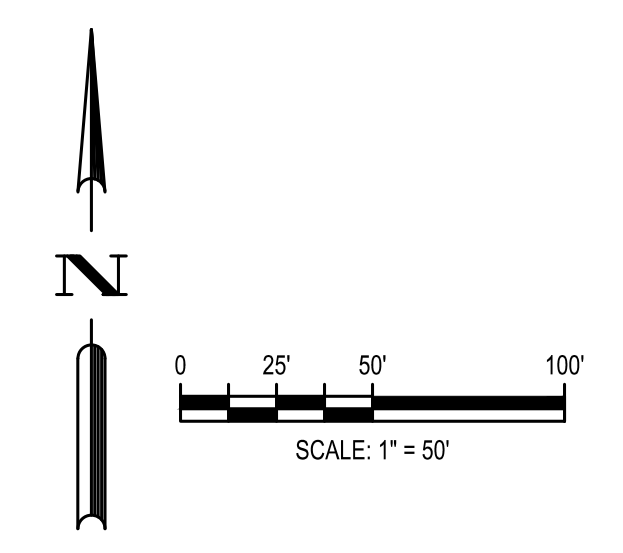
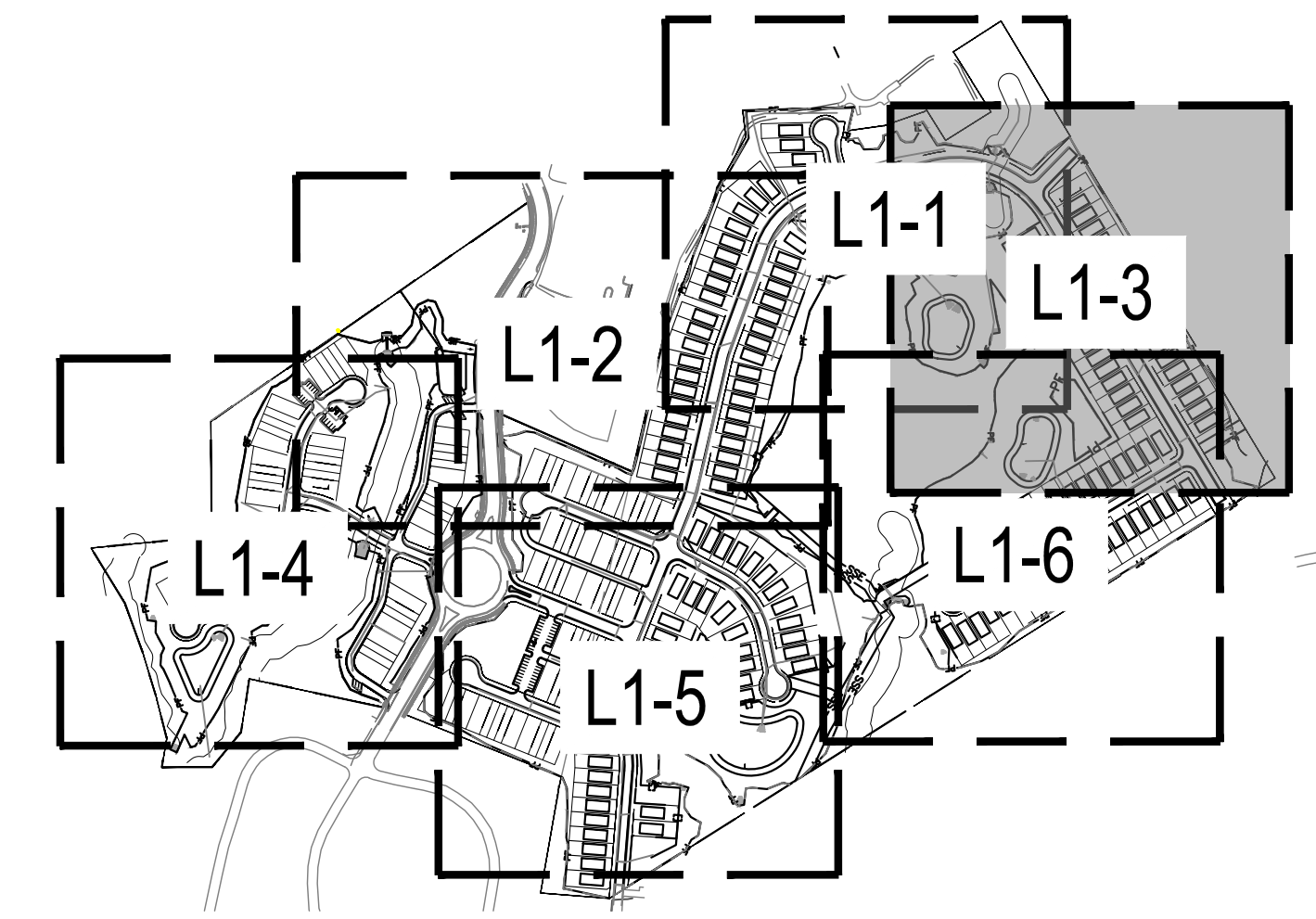
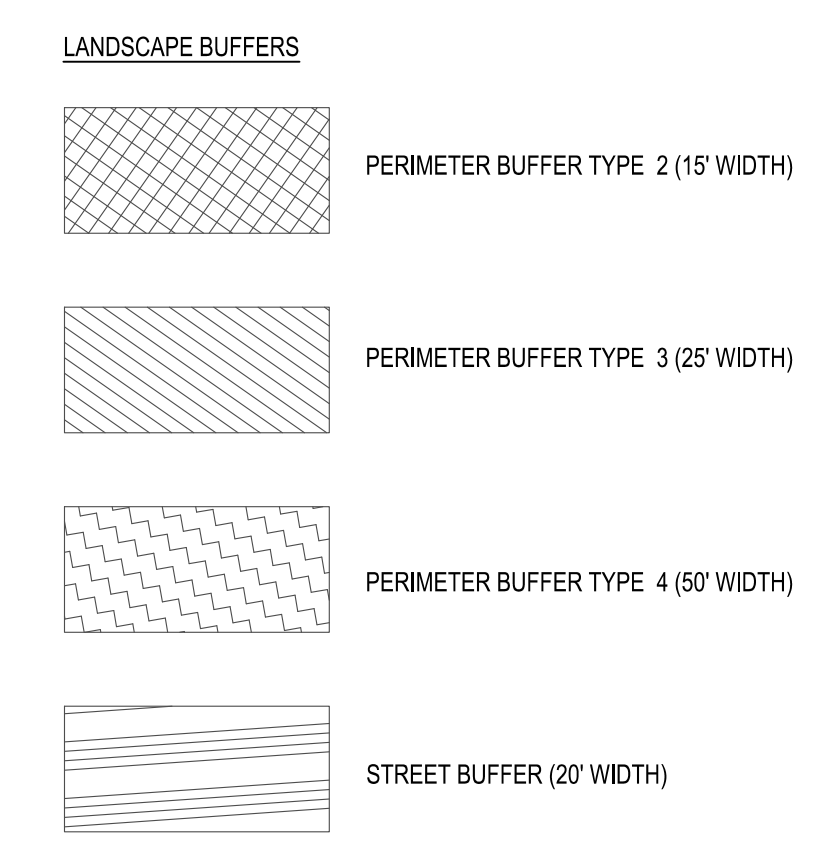
SHRUBS	COMMON NAME
112	Dwarf Yaupon
73	Glossy Abelia
58	Japanese Holly

**PLANT KEY**

CANOPY TREES	COMMON NAME
	Sugar Maple
	Golden Rain Tree
	Chinese Pistache
	Nuttall Oak
	Lacebark Elm
	Sawleaf Zelkova

SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon



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

02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / MC 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: MC/RZ  
DRAWN BY: MC  
REVIEWED BY: RZ

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**PARKER RIDGE**  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

**ENLARGED LANDSCAPE PLAN (3 OF 6)**

**811**  
REGISTERED PROFESSIONAL ENGINEER  
No. 11355  
ROBERT C. ZUMMEL  
NORTH CAROLINA

FILE NUMBER: 8430-03  
DATE: 03/04/2024  
L1-3

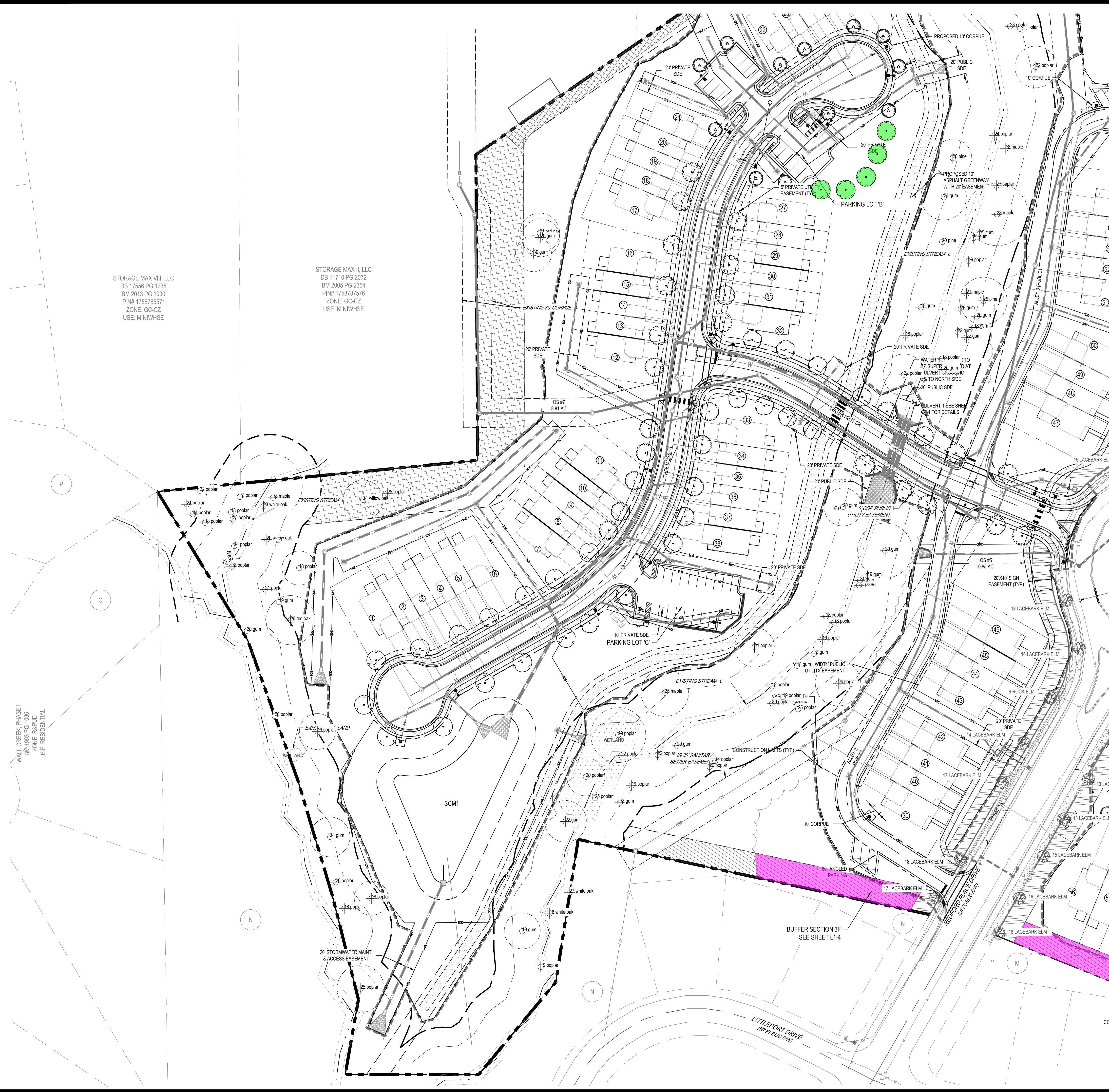


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WALL CREEK PHASE I  
 BNA 1983 PG 1086  
 ZONE: RRPUD  
 USE: RESIDENTIAL

STORAGE MAX VIII, LLC  
 DB 17556 PG 1235  
 BM 2013 PG 1030  
 PIN# 175878571  
 ZONE: GC-CZ  
 USE: MINIWHSE

STORAGE MAX II, LLC  
 DB 11710 PG 2072  
 BM 2005 PG 2354  
 PIN# 1758787576  
 ZONE: GC-CZ  
 USE: MINIWHSE



**BUFFER SECTION 3F: 172 LF**

CANOPY TREES	COMMON NAME
2	Sugar Maple
3	Nuttall Oak
2	Lacebark Elm

UNDERSTORY TREES	COMMON NAME
2	Eastern Redbud
2	Star Magnolia

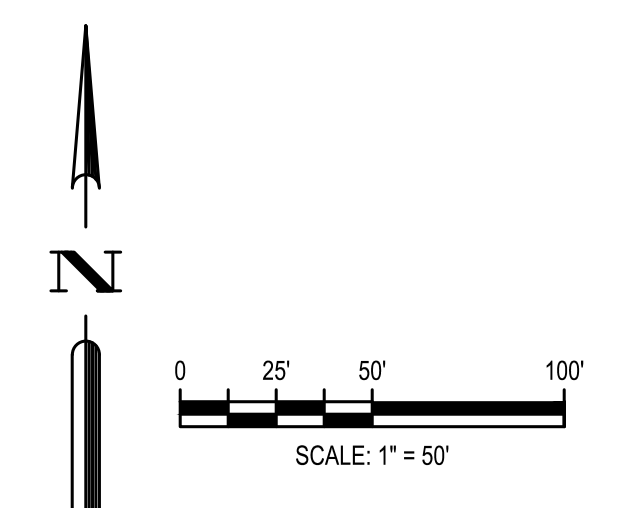
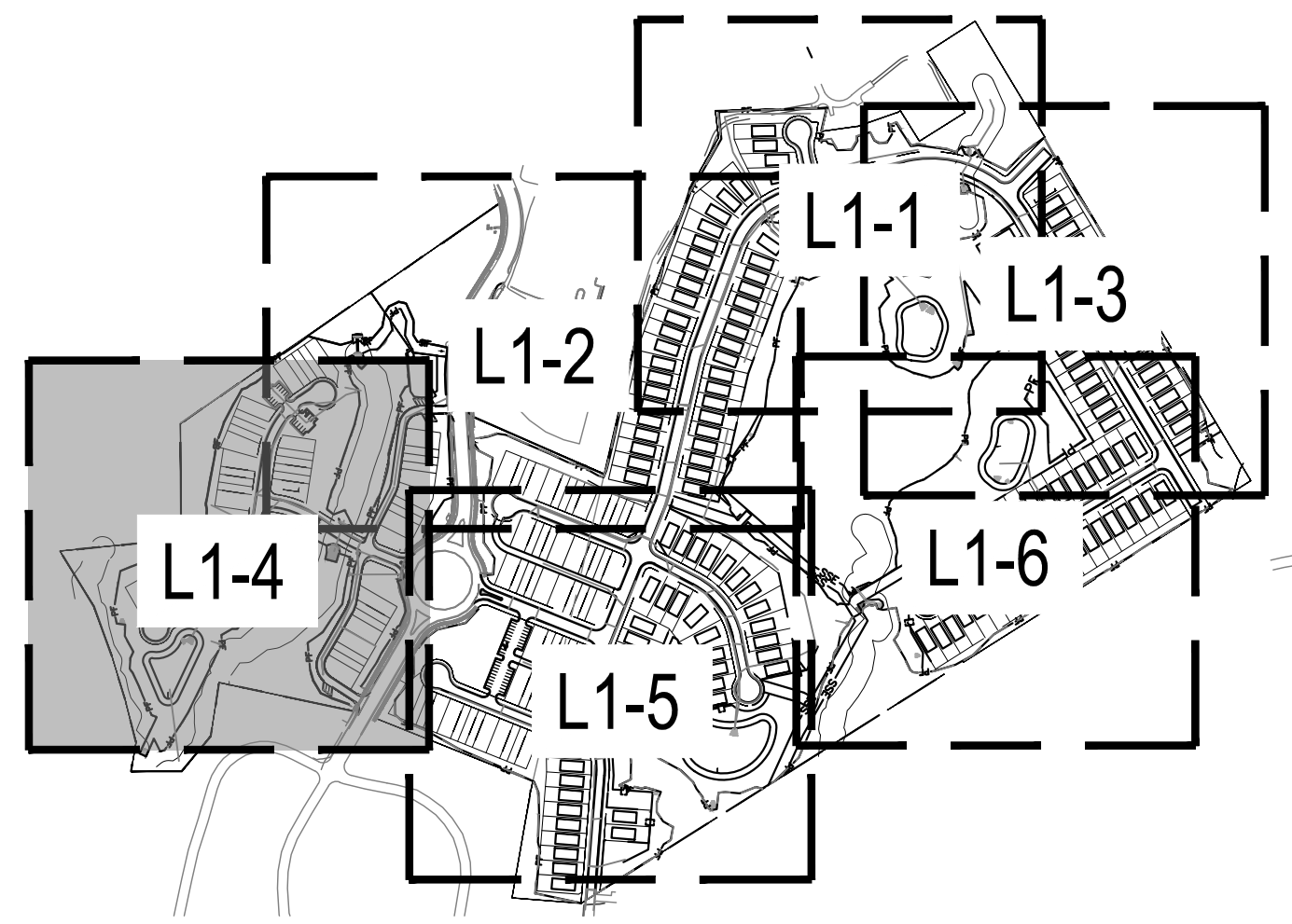
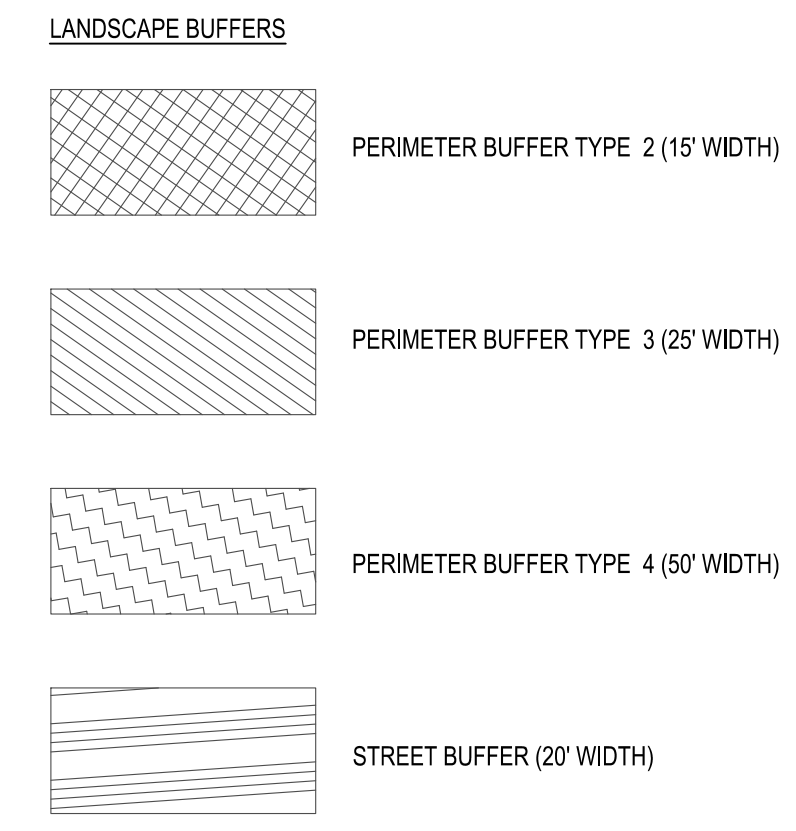
SHRUBS	COMMON NAME
24	Glossy Abelia
41	Dwarf Burford Holly
28	Inkberry Holly
10	Chinese Fringe Flower

**PLANT KEY**

CANOPY TREES	COMMON NAME
	Sugar Maple
	Golden Rain Tree
	Chinese Pistache
	Nuttall Oak
	Lacebark Elm
	Sawleaf Zelkova

SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon



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	06/01/2023 INITIAL SUBMITTAL

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

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**LENNAR CORPORAION**  
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 MORRISVILLE / NORTH CAROLINA / 27560

**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27571

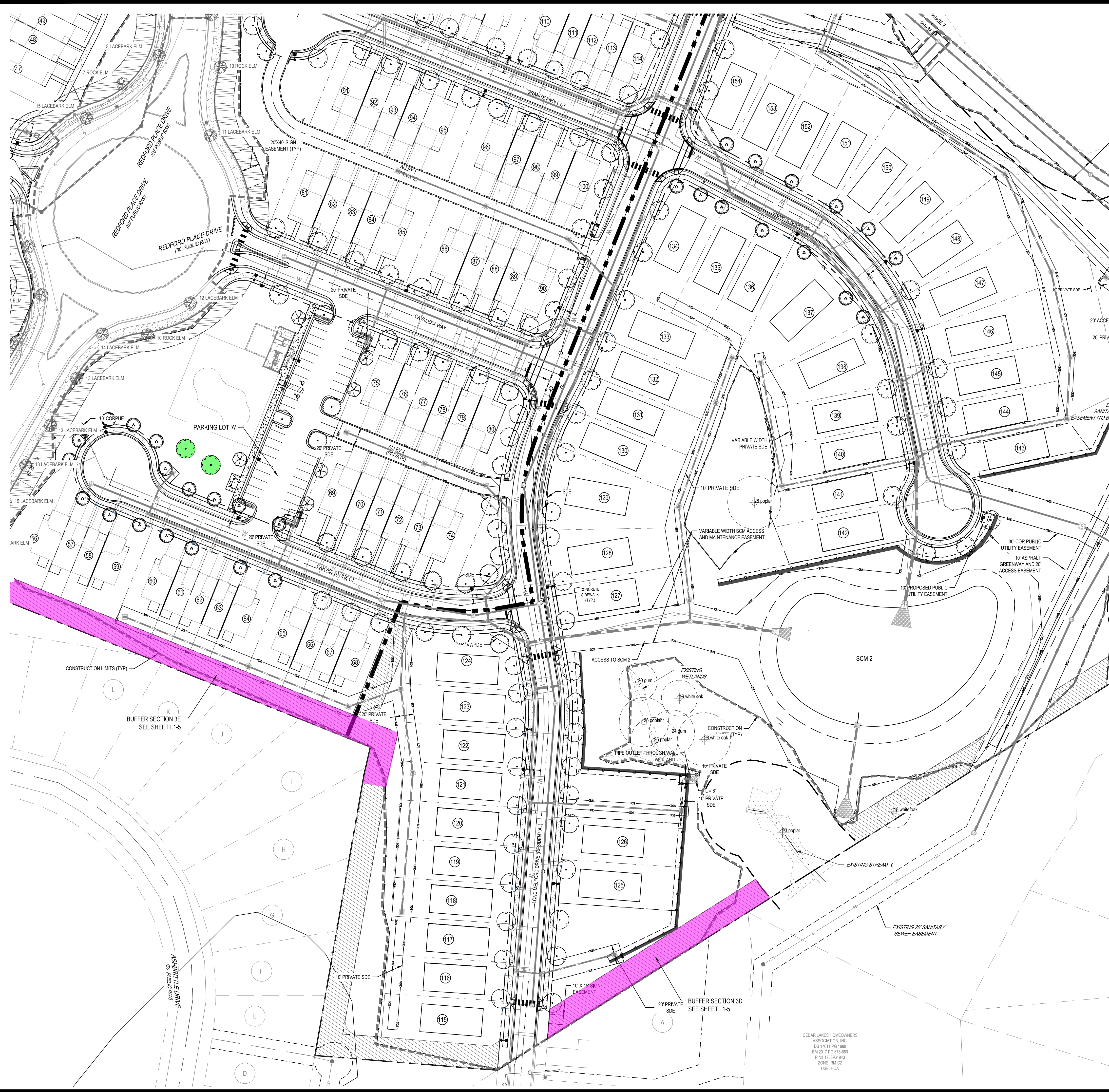
**ENLARGED LANDSCAPE PLAN (4 OF 6)**

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

L1-4



G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L1-0 - LS PLAN.dwg Layout: L1-5 Plotted: 3/12/2024 9:28:21 AM



**BUFFER SECTION 3D: 265 LF**

CANOPY TREES	COMMON NAME
3	Sugar Maple
5	Nuttall Oak
3	Lacebark Elm

UNDERSTORY TREES	COMMON NAME
3	Eastern Redbud
3	Star Magnolia

SHRUBS	COMMON NAME
37	Glossy Abelia
64	Dwarf Burford Holly
42	Inkberry Holly
16	Chinese Fringe Flower

**BUFFER SECTION 3E: 506 LF**

CANOPY TREES	COMMON NAME
5	Sugar Maple
10	Nuttall Oak
5	Lacebark Elm

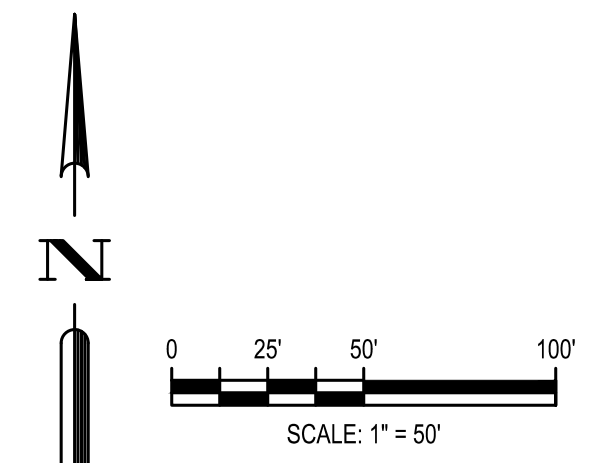
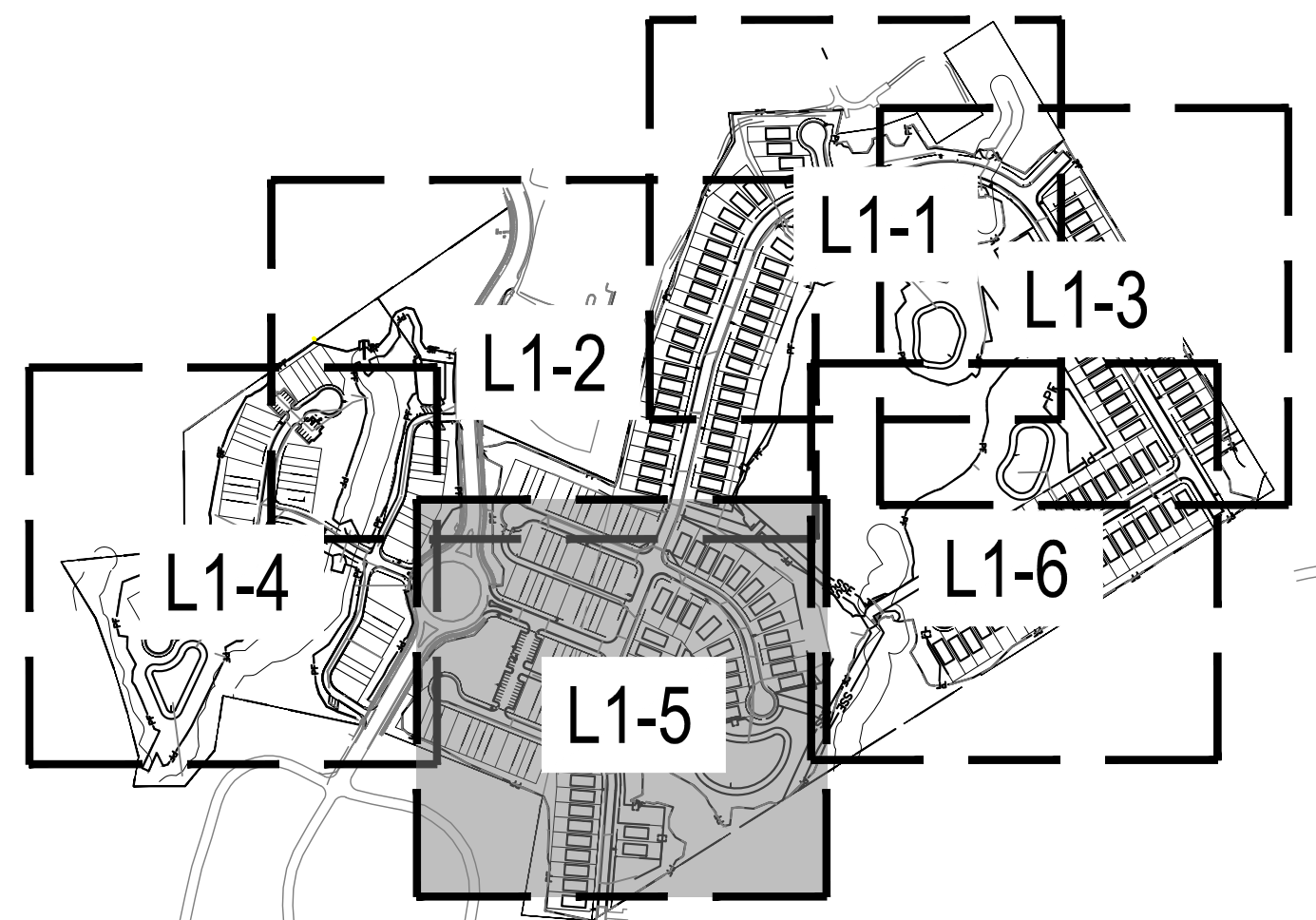
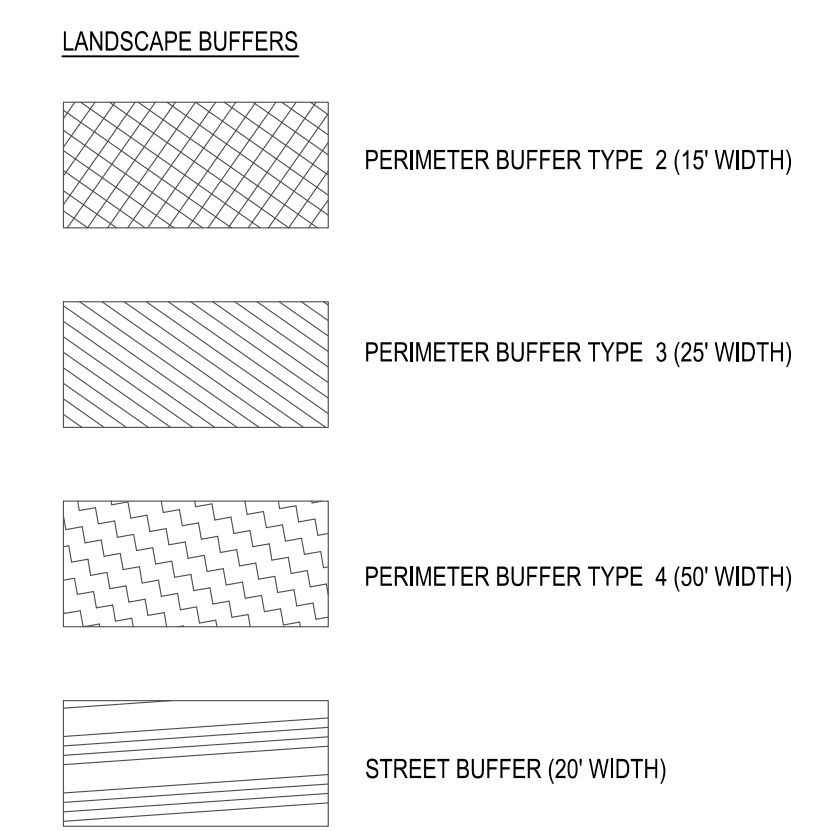
UNDERSTORY TREES	COMMON NAME
5	Eastern Redbud
5	Star Magnolia

SHRUBS	COMMON NAME
71	Glossy Abelia
121	Dwarf Burford Holly
81	Inkberry Holly
30	Chinese Fringe Flower

**PLANT KEY**

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



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

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	06/01/2023 INITIAL SUBMITTAL

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

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**LENNAR**  
CORPORAION  
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MORRISVILLE / NORTH CAROLINA / 27560

**PARKER RIDGE**  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

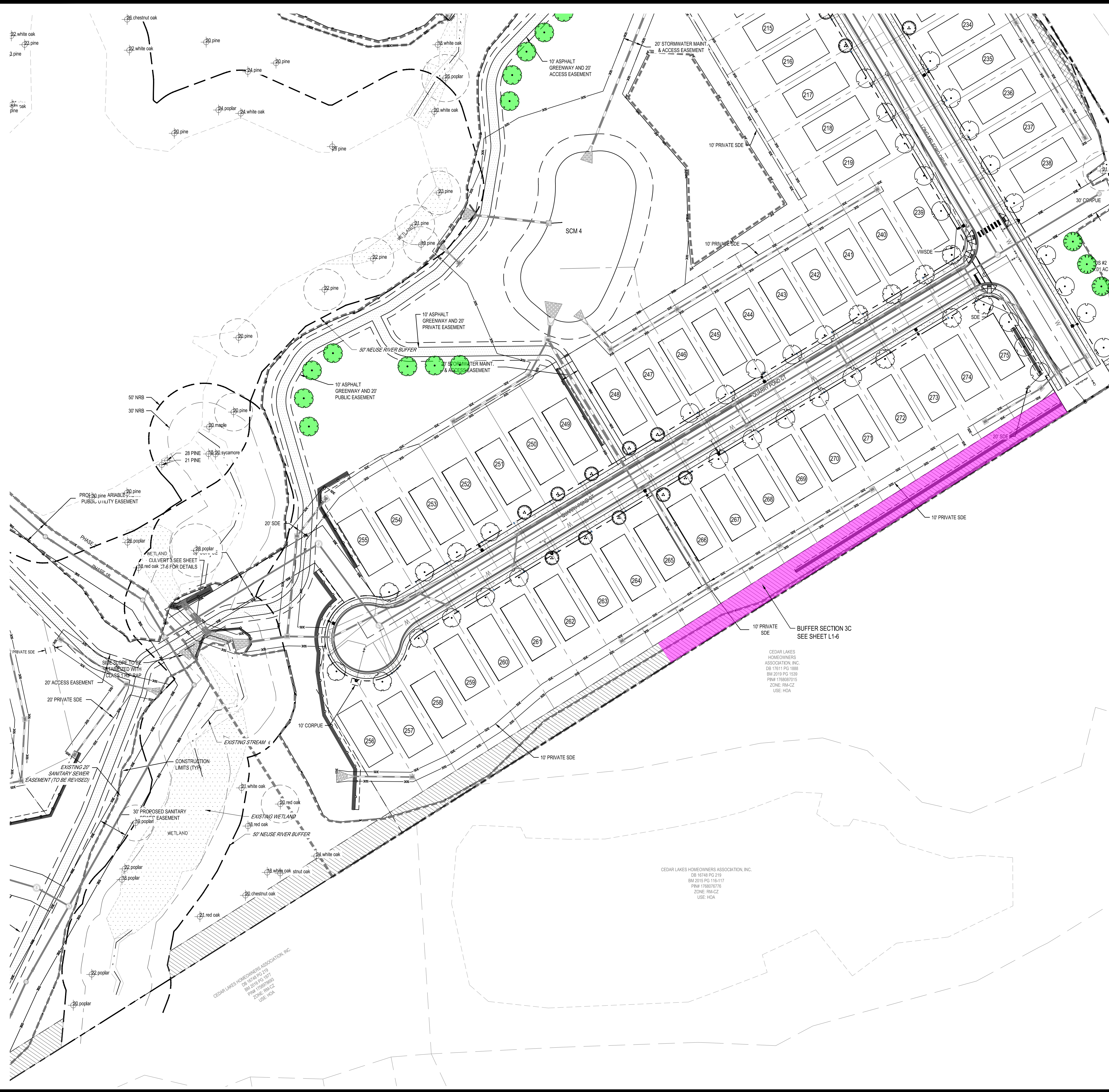
**ENLARGED LANDSCAPE PLAN (5 OF 6)**

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

**L1-5**



G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L1-0 - LS PLAN.dwg Layout L1-6 Plotted: 3/12/2024 9:28:57 AM



**BUFFER SECTION 3C: 494 LF**

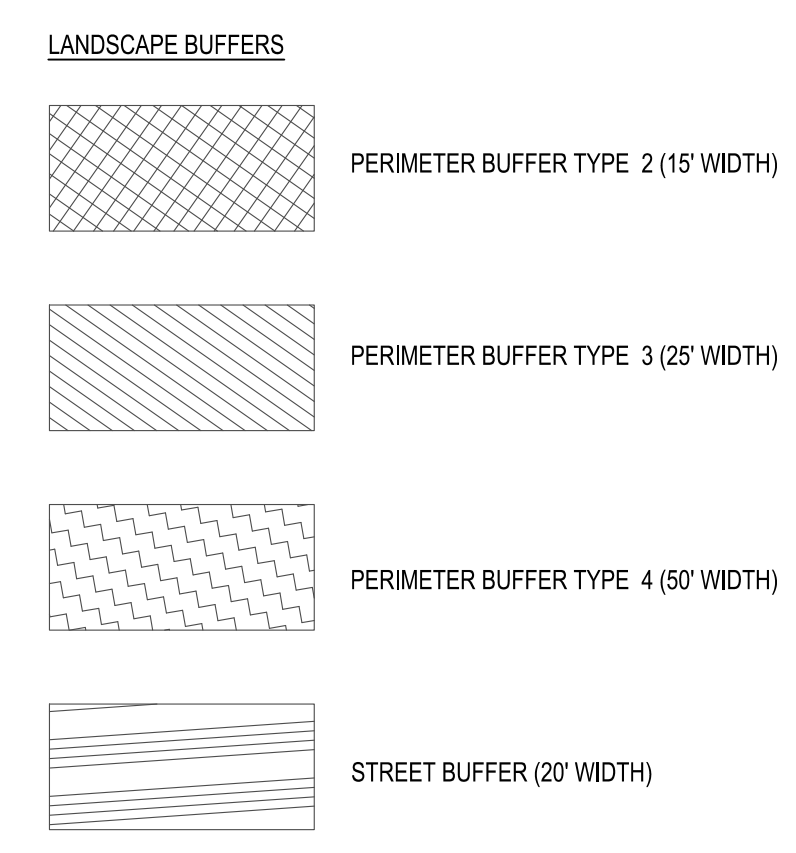
CANOPY TREES	COMMON NAME
5	Sugar Maple
10	Nuttall Oak
5	Lacebark Elm

UNDERSTORY TREES	COMMON NAME
5	Eastern Redbud
5	Star Magnolia

SHRUBS	COMMON NAME
69	Glossy Abelia
119	Dwarf Burford Holly
79	Inkberry Holly
30	Chinese Fringe Flower

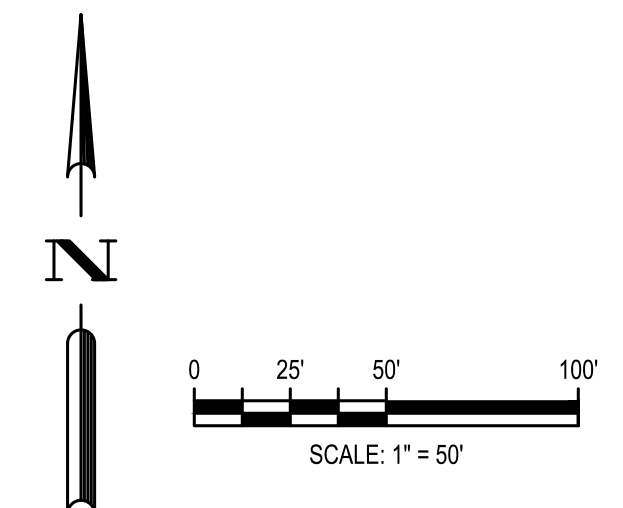
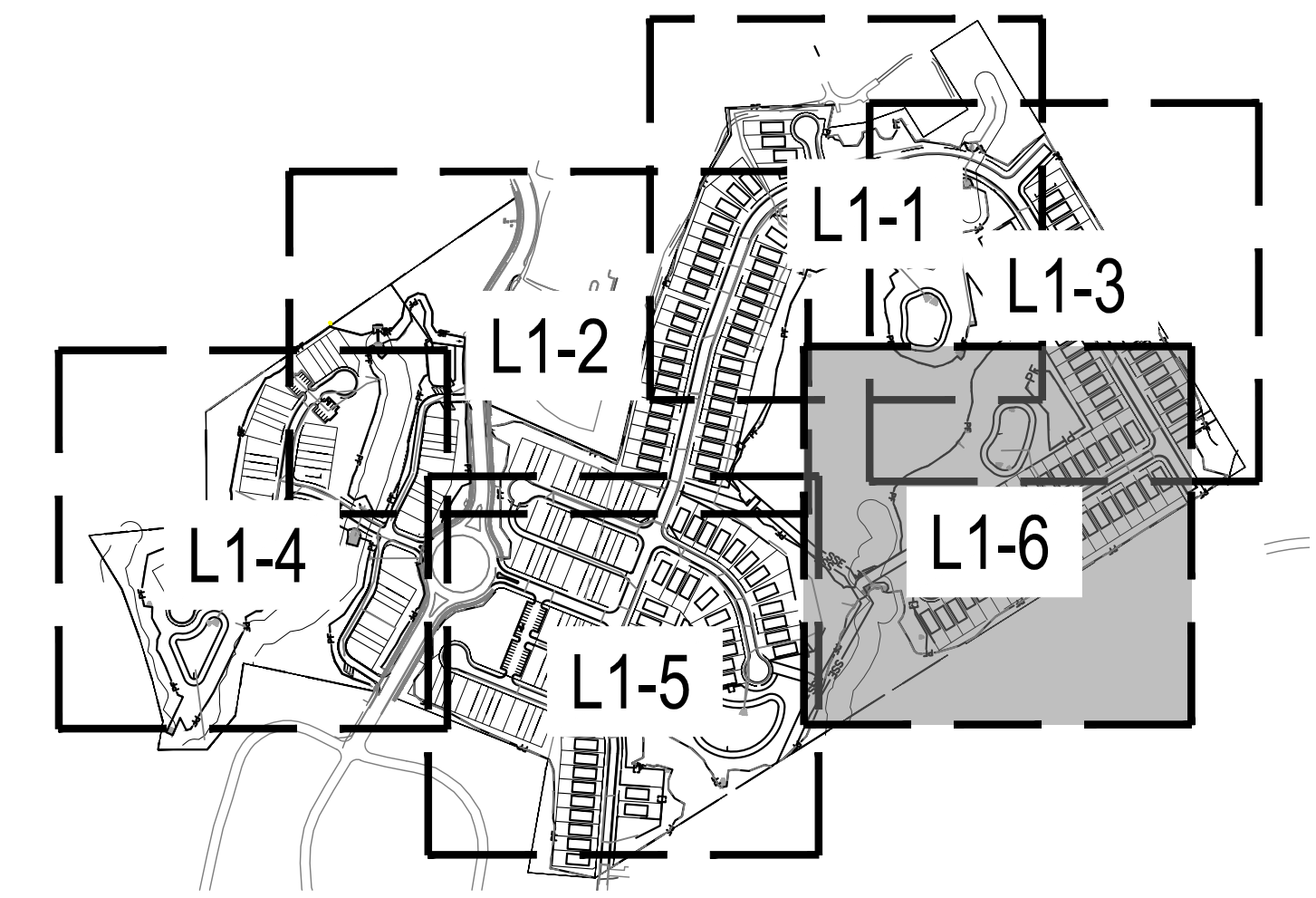


**PLANT KEY**

CANOPY TREES	COMMON NAME
	Sugar Maple
	Golden Rain Tree
	Chinese Pistache
	Nuttall Oak
	Lacebark Elm
	Sawleaf Zelkova

SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon



PER TOWN OF ROLESVILLE COMMENT	02/14/2024	PER TOWN OF ROLESVILLE COMMENT	11/2/2024	PER TOWN OF ROLESVILLE COMMENT	11/21/2023	PER TOWN OF ROLESVILLE COMMENT	10/02/2023	PER TOWN OF ROLESVILLE COMMENT	08/01/2023	PER TOWN OF ROLESVILLE COMMENT	08/01/2023	INITIAL SUBMITTAL	
DESIGNED BY:	MC/RZ	DESIGNED BY:	MC/RZ	DESIGNED BY:	MC/RZ	DESIGNED BY:	MC/RZ	DESIGNED BY:	MC/RZ	DESIGNED BY:	MC/RZ	DESIGNED BY:	MC/RZ
DRAWN BY:	MC	DRAWN BY:	MC	DRAWN BY:	MC	DRAWN BY:	MC	DRAWN BY:	MC	DRAWN BY:	MC	DRAWN BY:	MC
REVIEWED BY:	RZ	REVIEWED BY:	RZ	REVIEWED BY:	RZ	REVIEWED BY:	RZ	REVIEWED BY:	RZ	REVIEWED BY:	RZ	REVIEWED BY:	RZ

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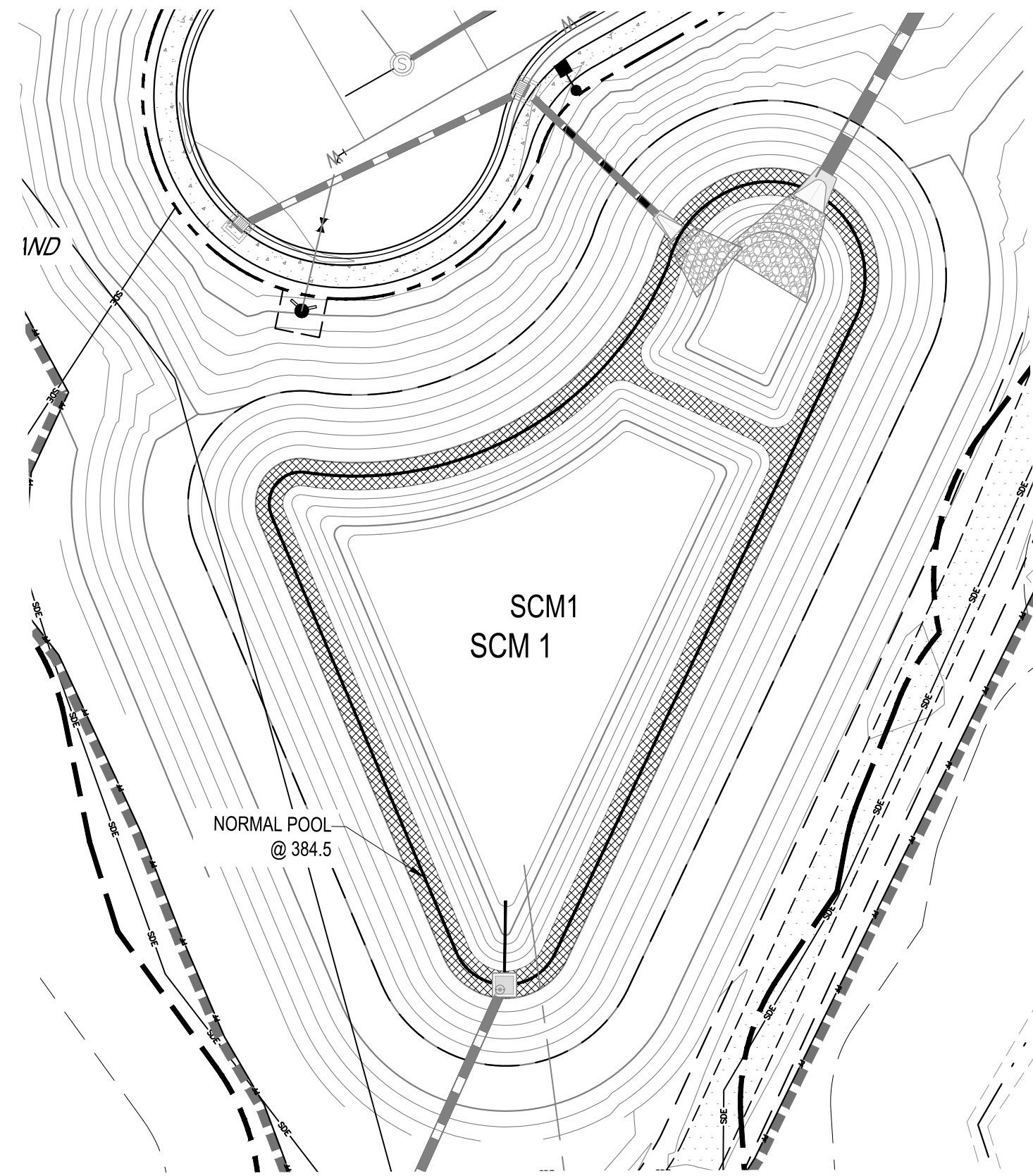
**PARKER RIDGE**  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

**ENLARGED LANDSCAPE PLAN (6 OF 6)**

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

**L1-6**





**SCM 1 PLANTING CALCULATIONS**

NORMAL POOL ELEVATION: 384.5'

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

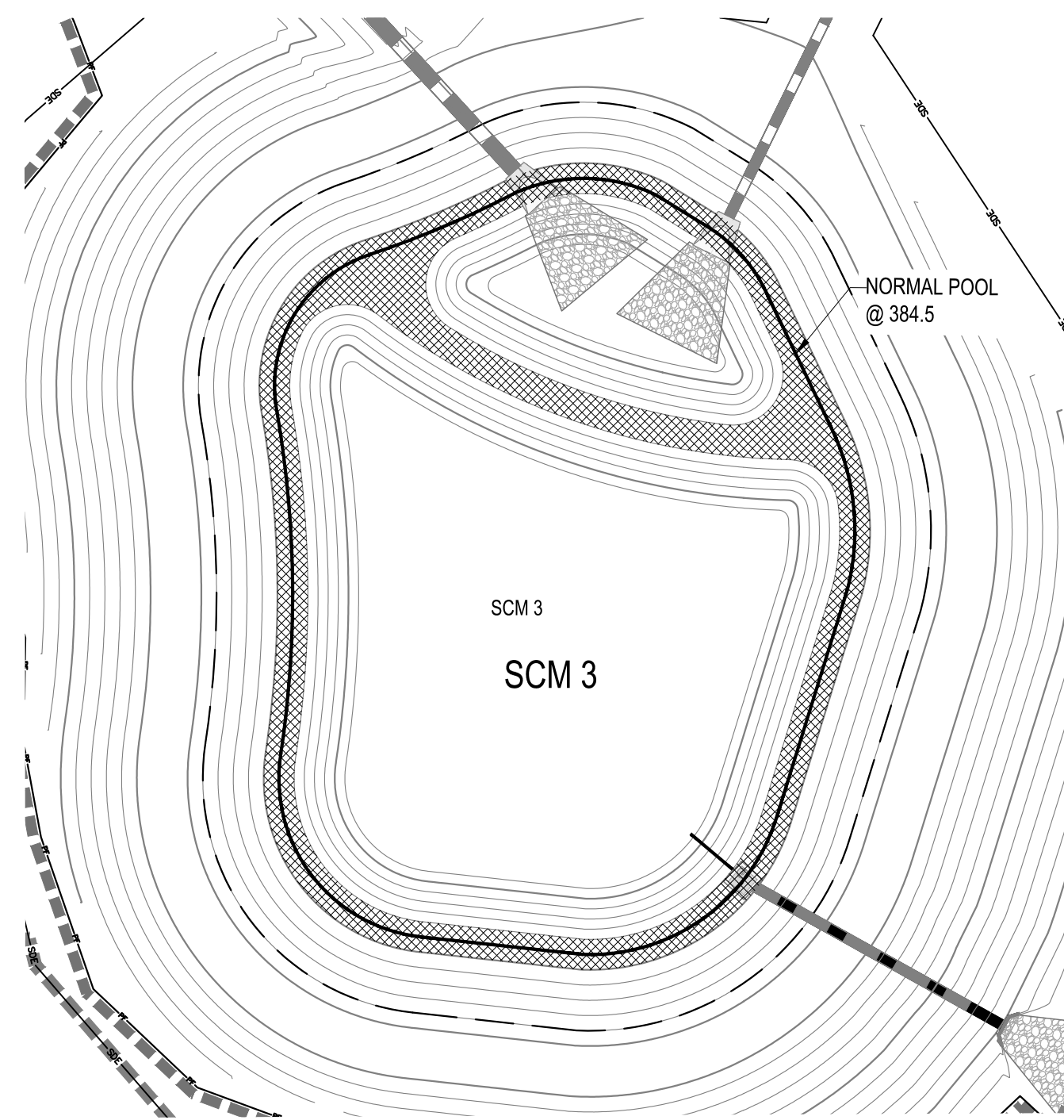
REQUIRED: .25 PLANTS PER SQUARE FOOT  
(3 MINIMUM HERBACEOUS SPECIES)  
0.25 PLANTS x 3,065 SF = 766 PLANTS

PROVIDED: (255) HC, (255) LC, (255) CT

**SCM 1 PLANTING SCHEDULE**

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

VEGETATED SHELF MIX



**SCM 3 PLANTING CALCULATIONS**

NORMAL POOL ELEVATION: 384.5'

VEGETATED SHELF: 3,413 S.F. (0.5' BELOW TO 0.5' ABOVE PERMANENT POND ELEV.)

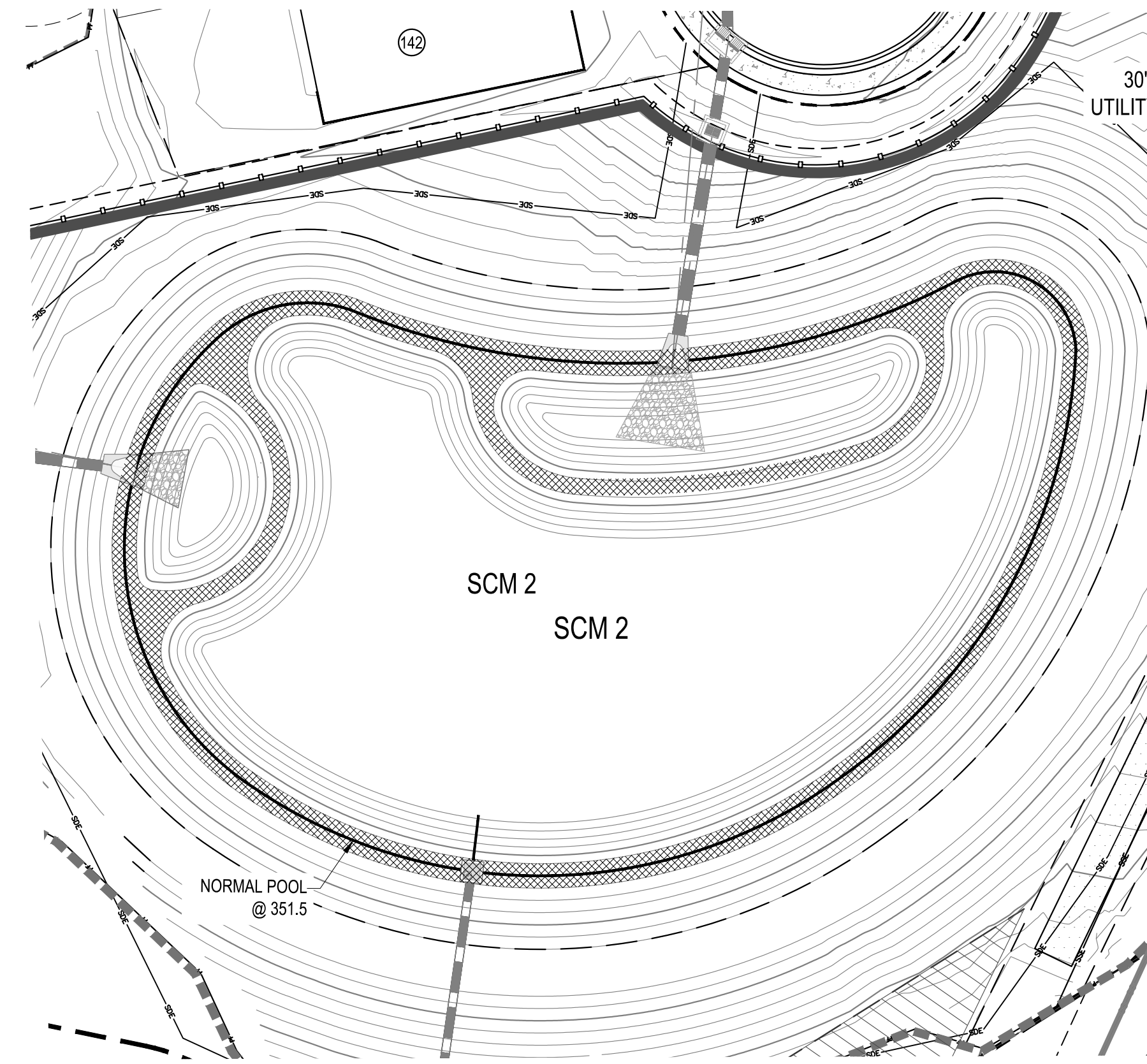
REQUIRED: .25 PLANTS PER SQUARE FOOT  
(3 MINIMUM HERBACEOUS SPECIES)  
0.25 PLANTS x 3,413 SF = 853 PLANTS

PROVIDED: (285) HC, (285) LC, (285) CT

**SCM 3 PLANTING SCHEDULE**

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CON.
HC	285	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
LC	285	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	285	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

VEGETATED SHELF MIX



**SCM 2 PLANTING CALCULATIONS**

NORMAL POOL ELEVATION: 351.5'

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

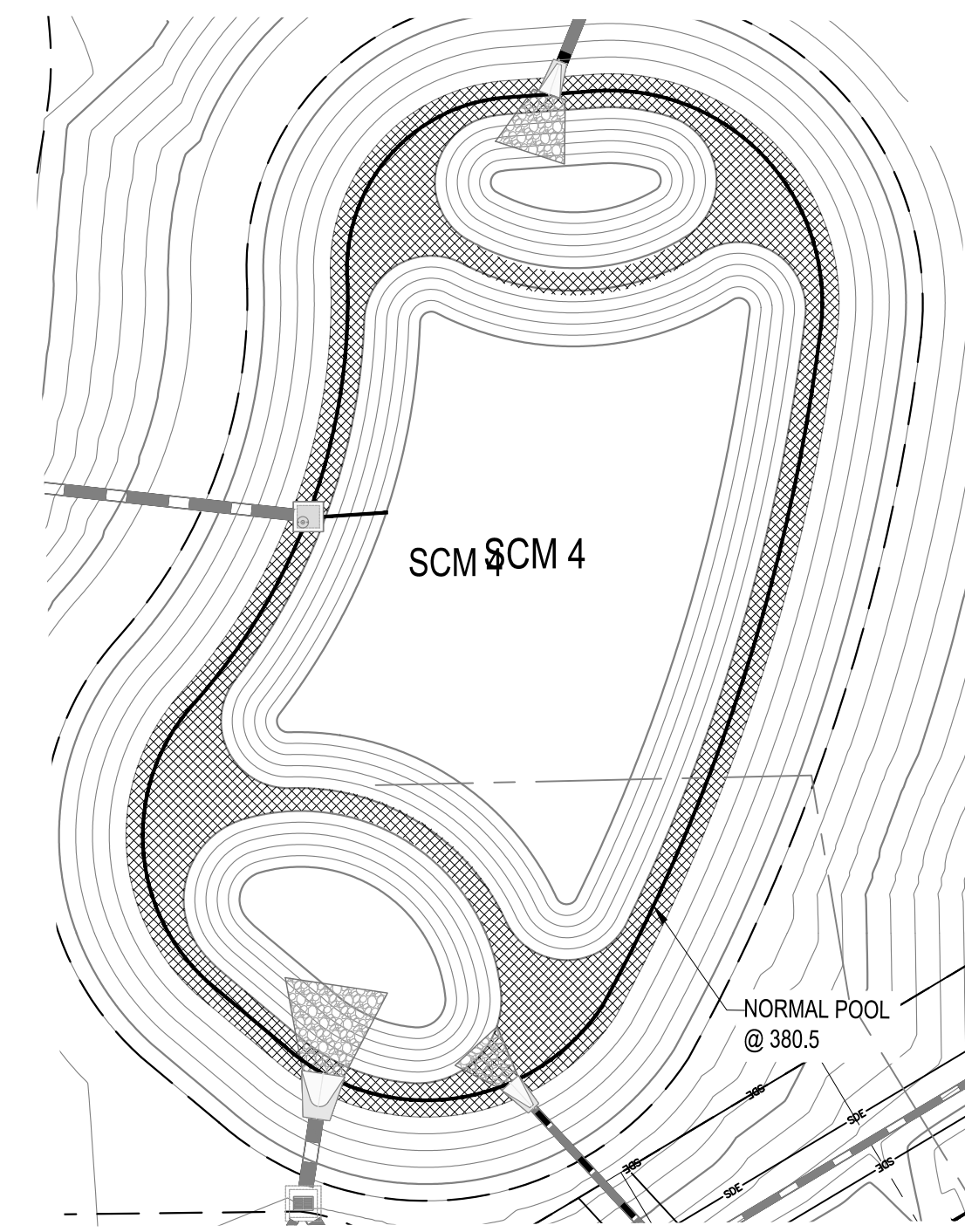
REQUIRED: .25 PLANTS PER SQUARE FOOT  
(3 MINIMUM HERBACEOUS SPECIES)  
0.25 PLANTS x 5,108 SF = 1,277 PLANTS

PROVIDED: (426) HC, (426) LC, (426) CT

**SCM 2 PLANTING SCHEDULE**

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

VEGETATED SHELF MIX



**SCM 4 PLANTING CALCULATIONS**

NORMAL POOL ELEVATION: 380.5'

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

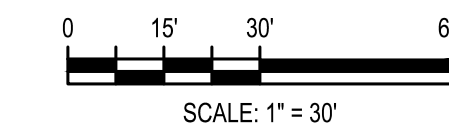
REQUIRED: .25 PLANTS PER SQUARE FOOT  
(3 MINIMUM HERBACEOUS SPECIES)  
0.25 PLANTS x 4,398 SF = 1,100 PLANTS

PROVIDED: (367) HC, (367) LC, (367) CT

**SCM 4 PLANTING SCHEDULE**

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

VEGETATED SHELF MIX



**NOTES:**

TREES AND WOODY SHRUBS ARE NOT PERMITTED ON THE DAM OR EMBANKMENT SLOPES AND ANY VOLUNTEERS SHOULD BE REMOVED AS PART OF REGULAR MAINTENANCE ACTIVITIES.

TREES AND SHRUBS MAY BE PLANTED OUTSIDE OF EMBANKMENT SLOPES AND CLEAR FROM MAINTENANCE EASEMENT.

REV	DATE	DESCRIPTION
1	02/14/2024	PER TOWN OF ROLESVILLE COMMENT
2	11/2/2023	PER TOWN OF ROLESVILLE / W/C COMMENTS
3	11/21/2023	PER TOWN OF ROLESVILLE COMMENT
4	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
5	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
6	06/01/2023	PER TOWN OF ROLESVILLE COMMENT
7		INITIAL SUBMITTAL

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

**BCE**  
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RALEIGH NC 27607  
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**CORPORAION**  
1100 PERIMETER PARK DRIVE, SUITE 112  
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**PARKER RIDGE**  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

**SCM PLANTINGS**

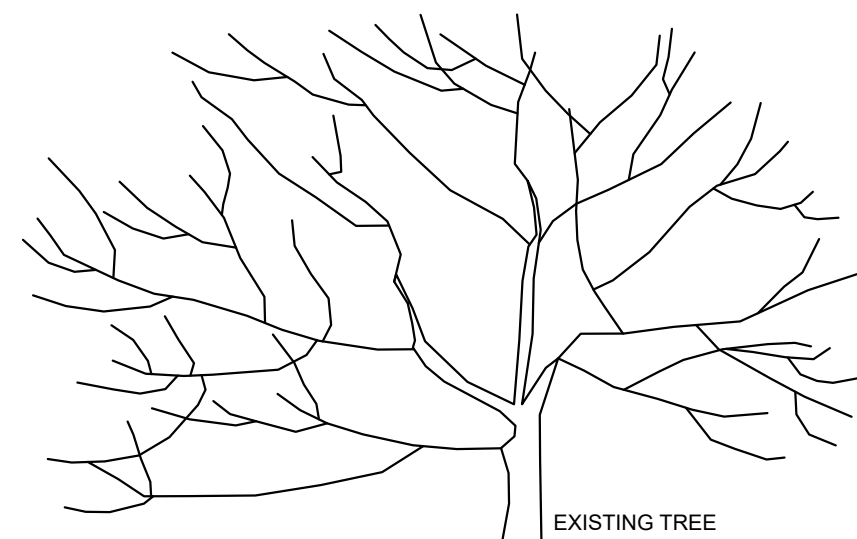
Professional Engineer Seal for **DEBRA M. FENN**, License No. 026892, State of North Carolina.

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

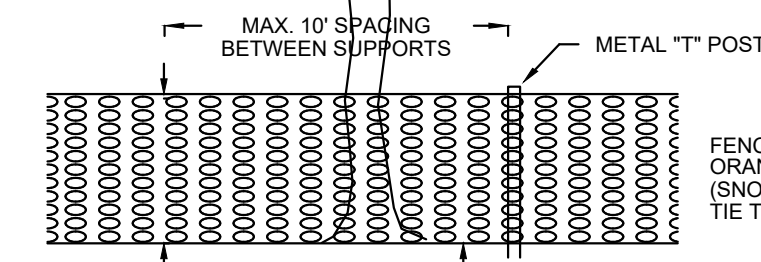
L1-7

**811**  
Know what's below.  
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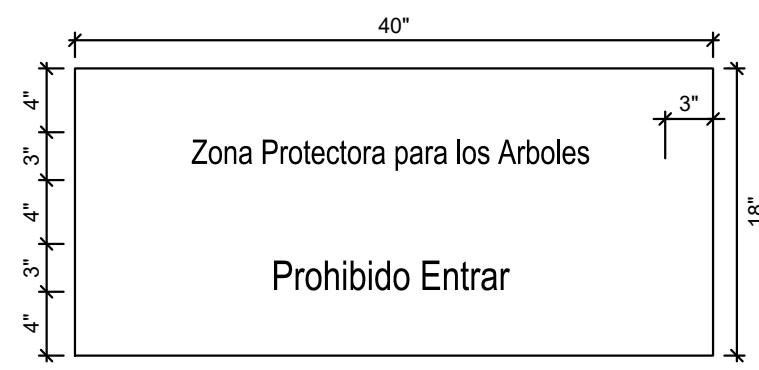
- NOTES:
1. PLACE CONTINUOUS RUN OF FENCE MATERIAL ON BOTH SIDES OF IMMEDIATE WORK ZONE IN WOODED AREAS.
  2. SET "T" POSTS 3' DEEP WHERE NEEDED TO MAINTAIN MAXIMUM INTERVAL.
  3. TENSAR® HIGH STRENGTH POLYMER GEOGRID FABRIC BY TENSAR CORPORATION, MORROW, GEORGIA.



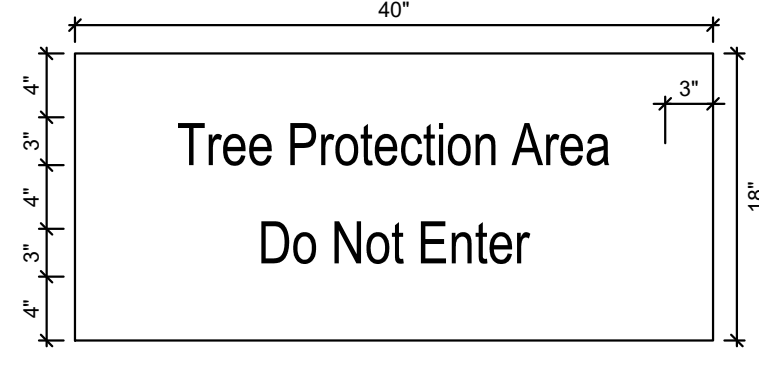
\* TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING"/"TREE PROTECTION AREA/PROHIBIDO ENTRAR/ZONA PROTECTORA PARA LOS ARBOLES."

\* ROOT PROTECTION ZONE: EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.

TREE PROTECTION FENCE DETAIL

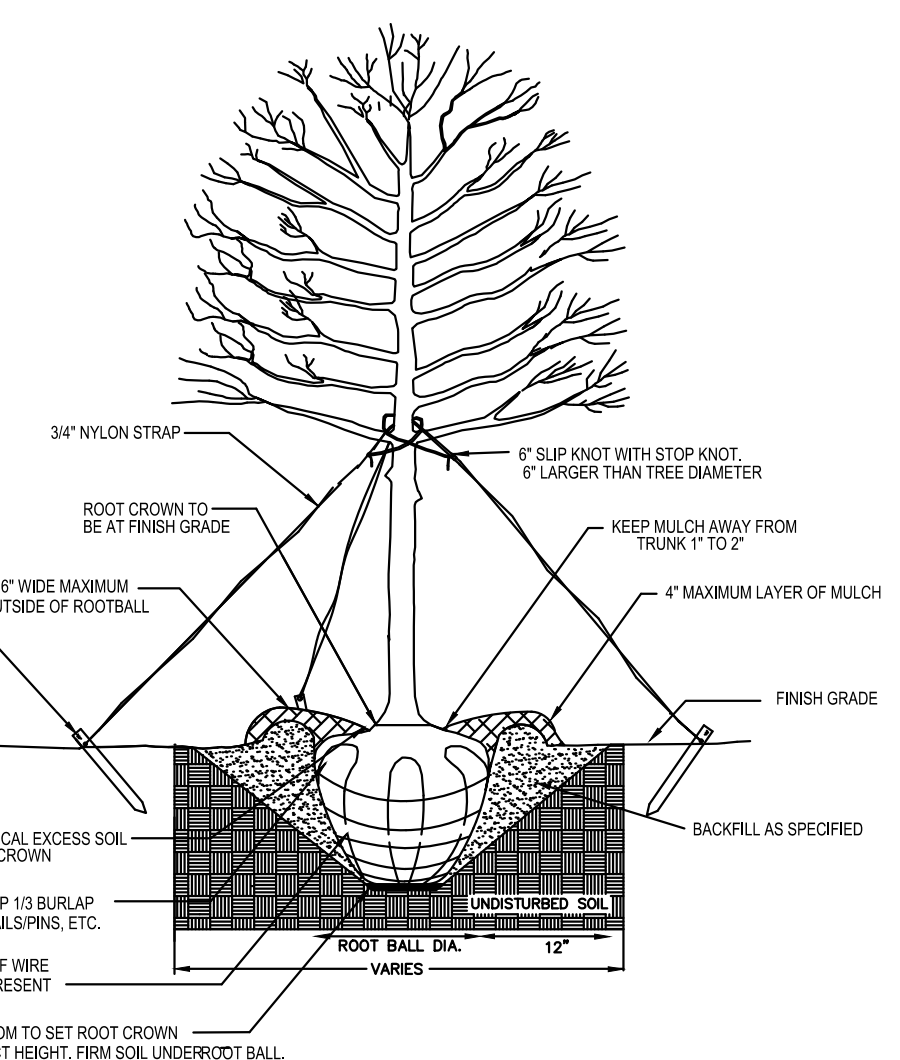


- NOTES:
1. WARNING SIGNS SHALL BE MADE OF DURABLE WEATHERPROOF MATERIAL.
  2. LETTERS SHALL BE 3" HIGH MINIMUM, CLEARLY LEGIBLE, AND SPACED AS SHOWN.
  3. SIGNS ARE TO BE PLACED NO GREATER THAN 75 FT. ON CENTER.
  4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 75 FT. ON-CENTER THEREAFTER.
  5. FOR TREE PROTECTION AREAS LESS THAN 75 FT. IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER AREA.
  6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
  7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
  8. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

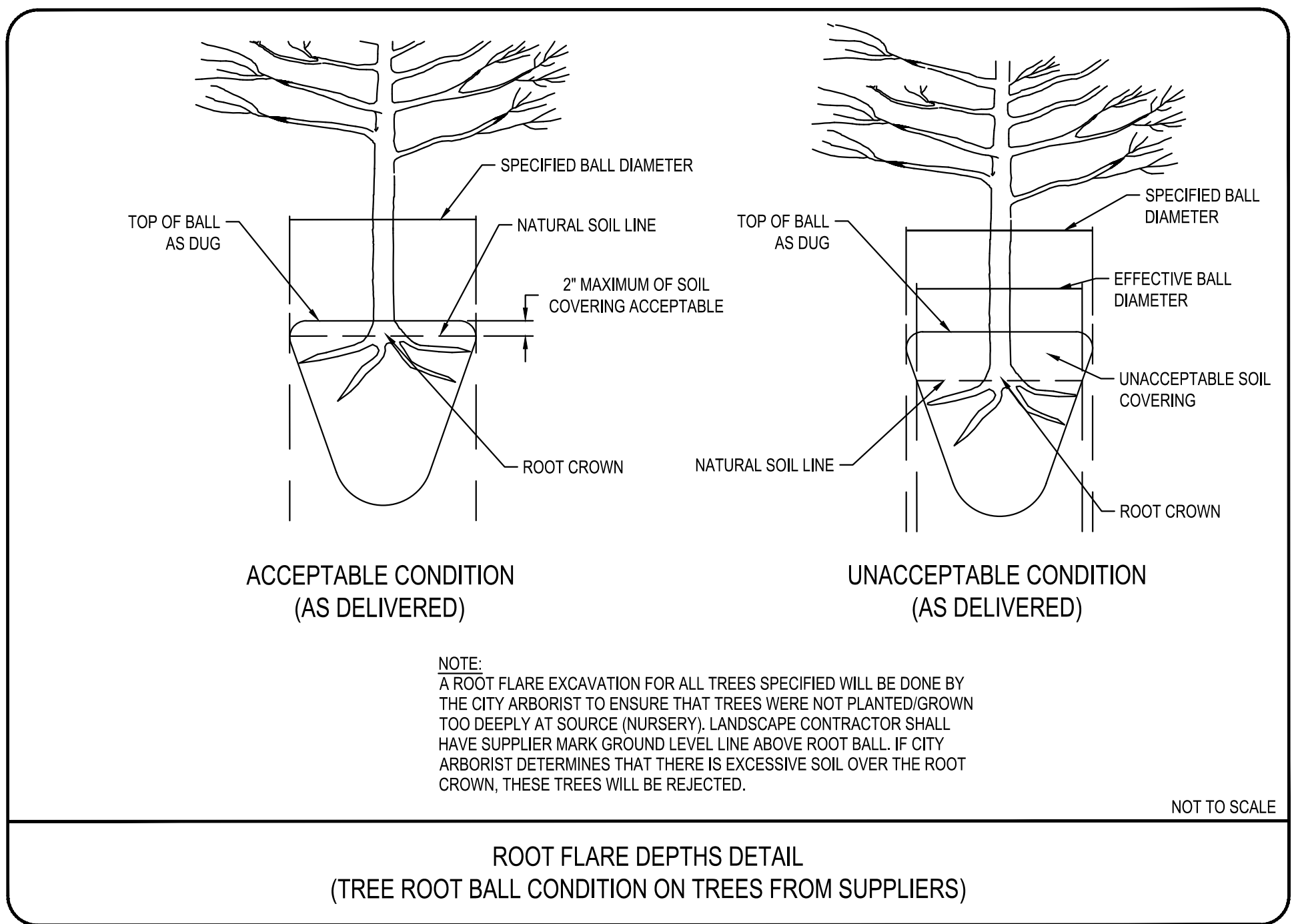
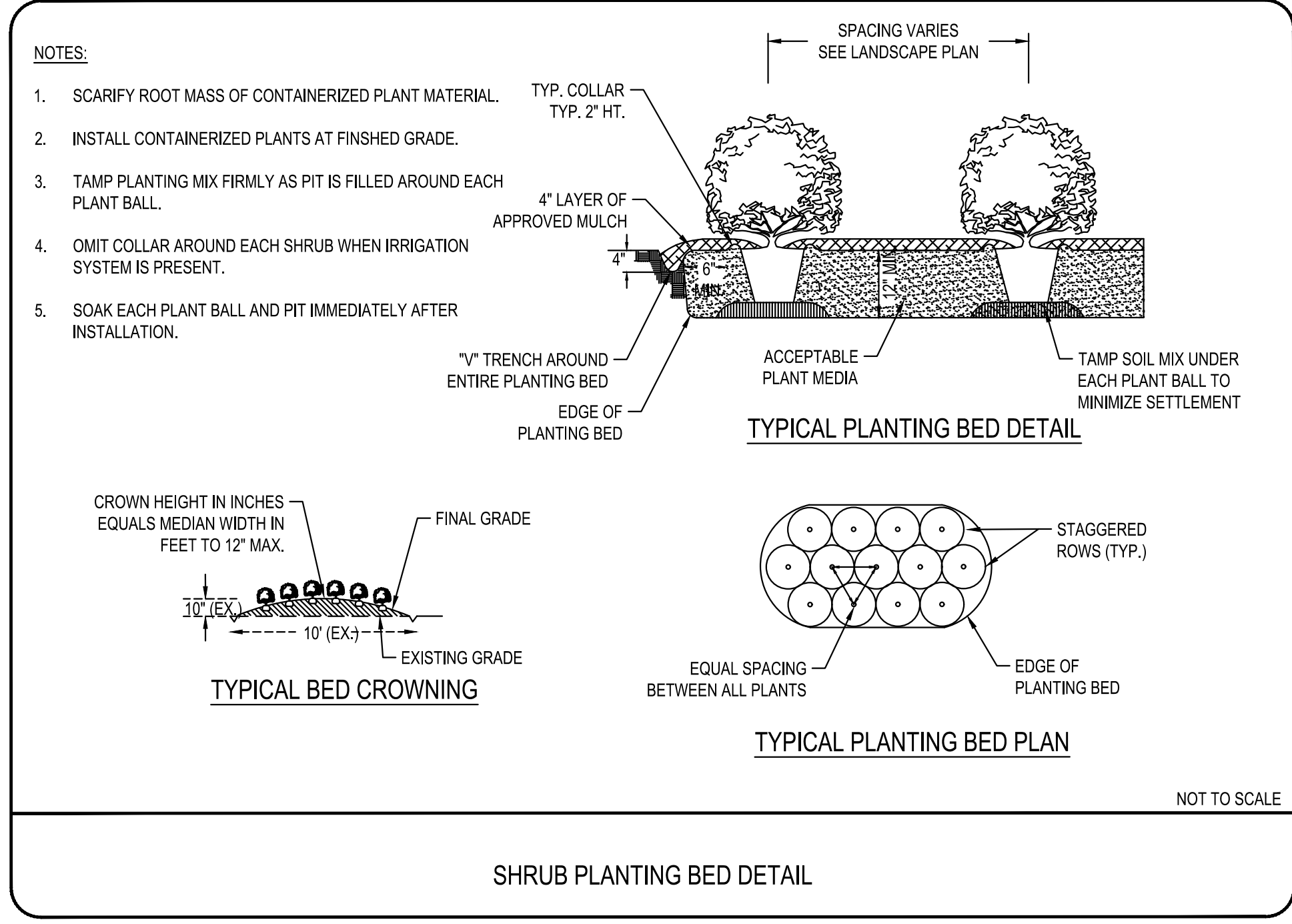


TREE PROTECTION FENCE DETAIL

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



TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)



G:\NCA\Projects\Lenmar\8430-03 - Lenmar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L2-0 - LS-DIETL.dwg Layout: L2-0 Plotted: 3/12/2024 9:29:55 AM

02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / WC 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	PER TOWN OF ROLESVILLE COMMENT
REV	INITIAL SUBMITTAL

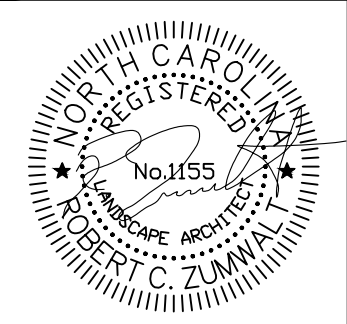
DESIGNED BY: DF/CD  
 DRAWN BY: DF/JWM  
 REVIEWED BY: DF

**BCE**  
 5440 WADE PARK BLVD, SUITE 102  
 RALEIGH, NC 27607  
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**LENNAR**  
 CORPORAION  
 1100 PERIMETER PARK DRIVE, SUITE 112  
 MORRISVILLE / NORTH CAROLINA / 27560

**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27571

**LANDSCAPE DETAILS**



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



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L2-0





### LEGEND

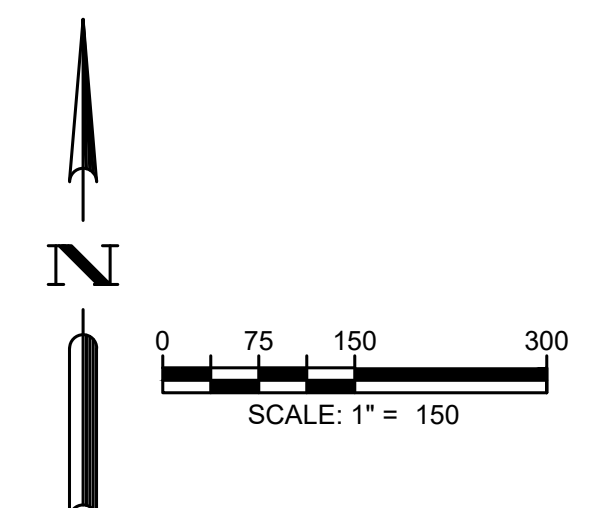
- PROPERTY / BOUNDARY LINE
- EASEMENT
- PROPOSED CURBS AND GUTTER
- WETLANDS
- 50' STREAM BUFFER
- TREE PROTECTION FENCE
- LIMIT OF CONSTRUCTION
- EXISTING TREE CANOPY
- PROPOSED TREE CONSERVATION AREA
- EXISTING STREET TREE
- PRESERVED TREE
- PRESERVED TREE CLOSE TO CONSTRUCTION LIMIT (CRITICAL ROOT ZONE SHOWN)
- TREE REMOVED FROM PERIMETER BUFFER

### TREE CONSERVATION DATA

EXISTING TREE CANOPY AREA	71.57 AC
TREE CONSERVATION AREA REQUIRED (10% OF EXISTING TREE CANOPY AREA)	7.16 AC
TREE CONSERVATION AREA PROVIDED	17.37 AC (24.27%)

### TREE REPLACEMENT

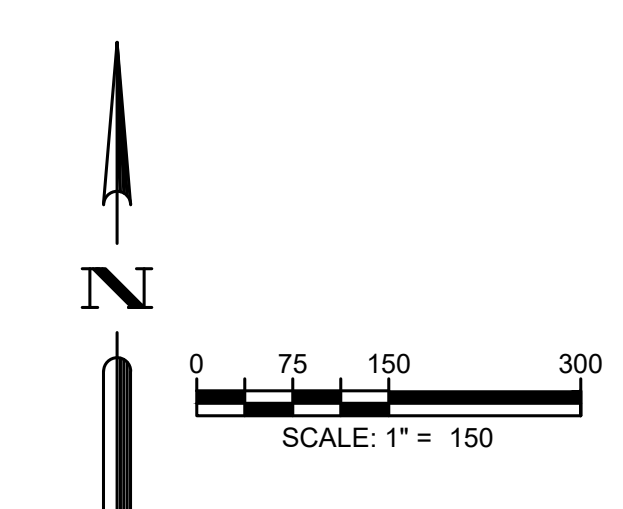
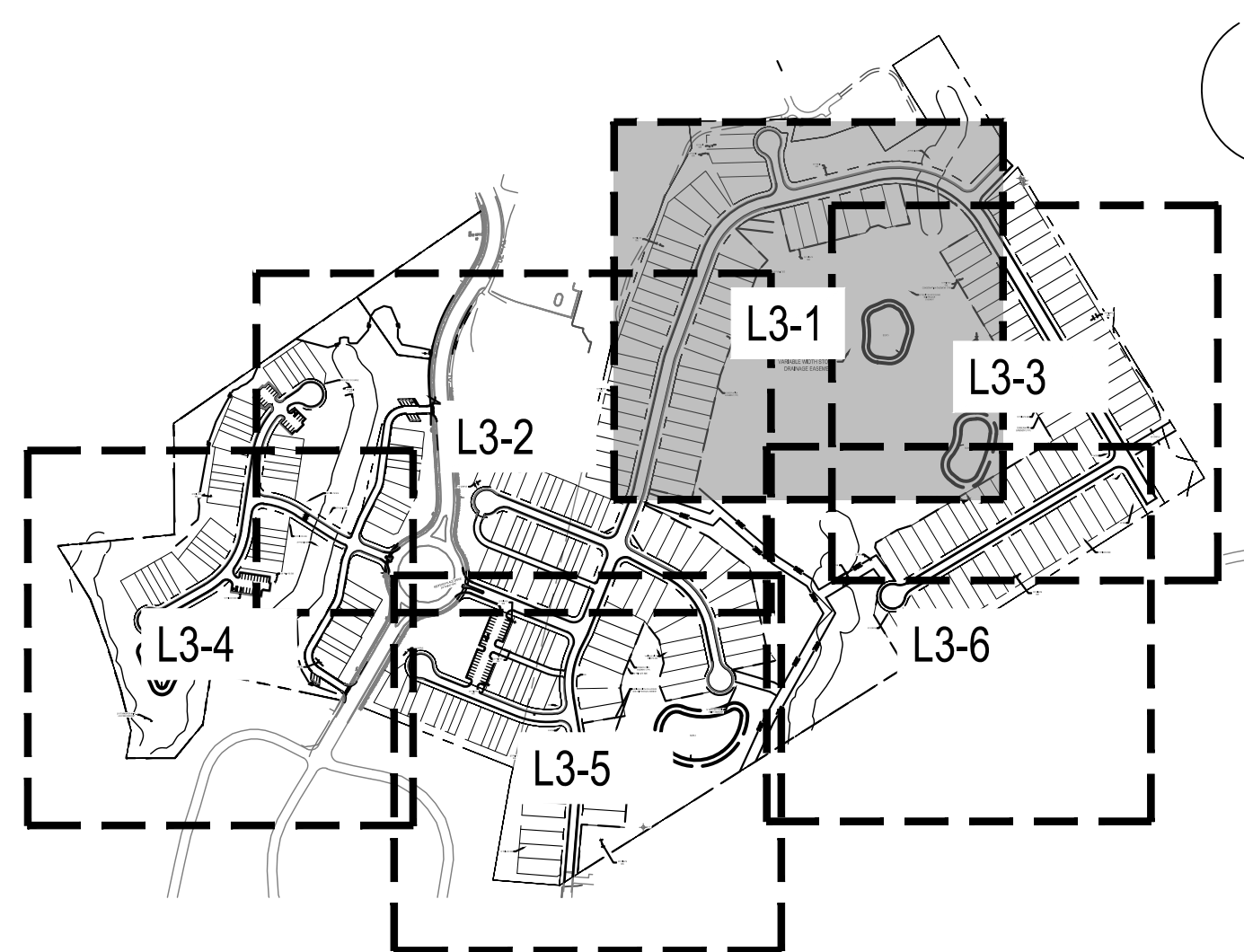
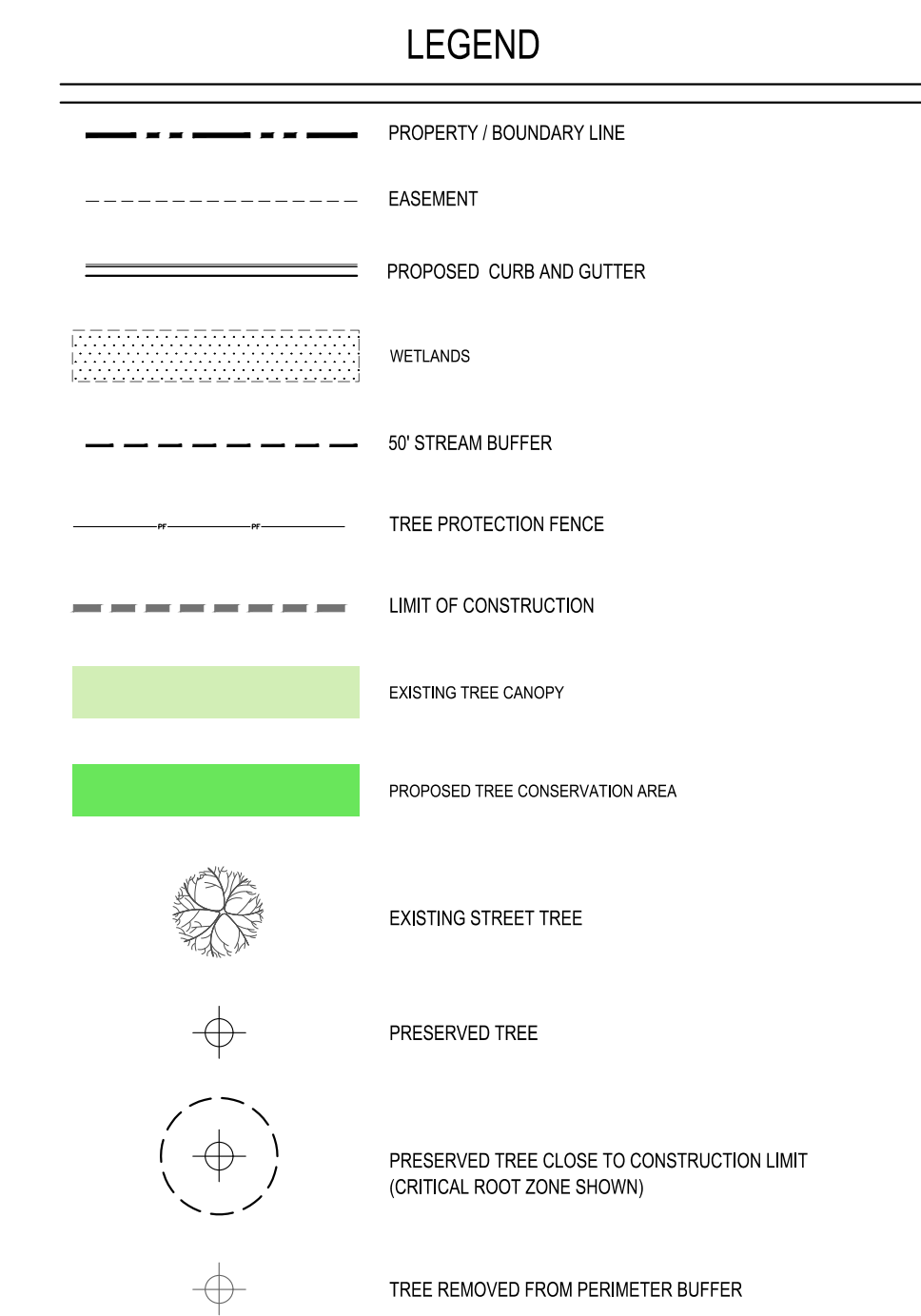
QUALIFYING TREE REMOVED	DBH	REPLACEMENT
SWEET GUM	20 IN.	10 TREES X 2" CAL. = 20 IN.
SWEET GUM	20 IN.	10 TREES X 2" CAL. = 20 IN.
SWEET GUM	21 IN.	11 TREES X 2" CAL. = 22 IN.
RED OAK	19 IN.	10 TREES X 2" CAL. = 20 IN.

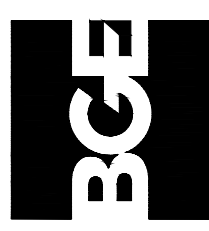
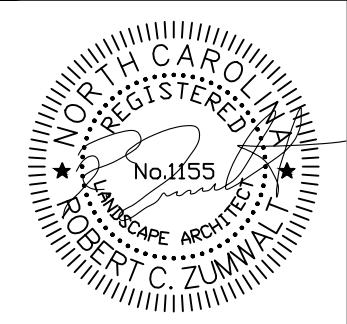


 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	<b>LENNAR</b> <b>CORPORAION</b> 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560	<b>PARKER RIDGE</b> 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571	 NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 1155 ROBERT C. ZUMMELT P.E.
02/14/2024 PER TOWN OF ROLESVILLE COMMENT 11/2/2024 PER TOWN OF ROLESVILLE COMMENT 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: MC/RZ DRAWN BY: MC REVIEWED BY: RZ	FILE NUMBER: 8430-03 DATE: 03/04/2024	L3-0



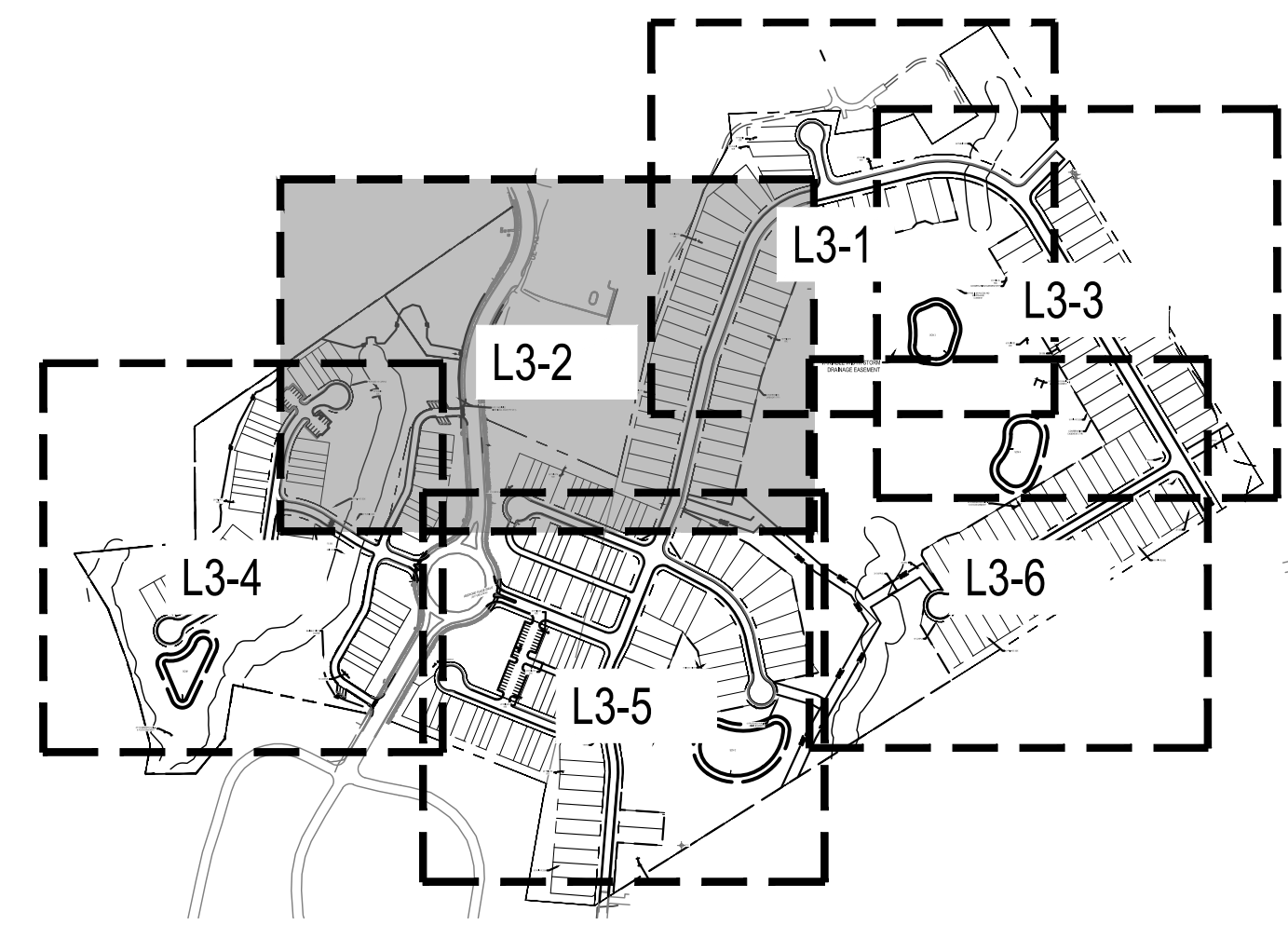
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02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / WC COMMENTS
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV 06/01/2023	INITIAL SUBMITTAL
DESIGNED BY:	MC/RZ
DRAWN BY:	MC
REVIEWED BY:	RZ
 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	
<b>Lennar</b> <b>CORPORAION</b> 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560	
<b>PARKER RIDGE</b> 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571	
<b>ENLARGED TCA PLAN</b> (1 OF 6)	
	
FILE NUMBER:	8430-03
DATE:	03/04/2024
<b>L3-1</b>	

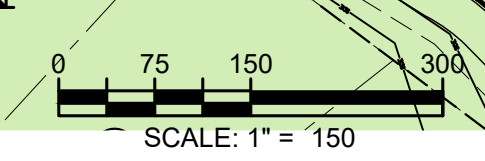


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LEGEND

- PROPERTY / BOUNDARY LINE
- EASEMENT
- PROPOSED CURB AND GUTTER
- WETLANDS
- 50' STREAM BUFFER
- TREE PROTECTION FENCE
- LIMIT OF CONSTRUCTION
- EXISTING TREE CANOPY
- PROPOSED TREE CONSERVATION AREA
- EXISTING STREET TREE
- PRESERVED TREE
- PRESERVED TREE CLOSE TO CONSTRUCTION LIMIT (CRITICAL ROOT ZONE SHOWN)
- TREE REMOVED FROM PERIMETER BUFFER



02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / WC 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: MC/RZ  
 DRAWN BY: MC  
 REVIEWED BY: RZ

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 MORRISVILLE / NORTH CAROLINA / 27560

**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27571

**ENLARGED TCA PLAN**  
 (2 OF 6)

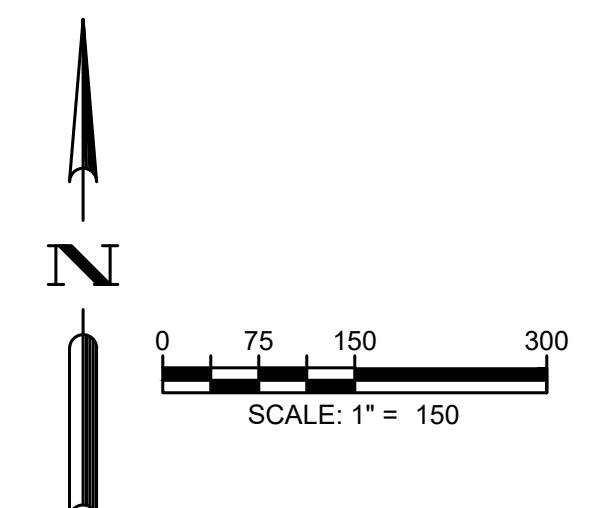
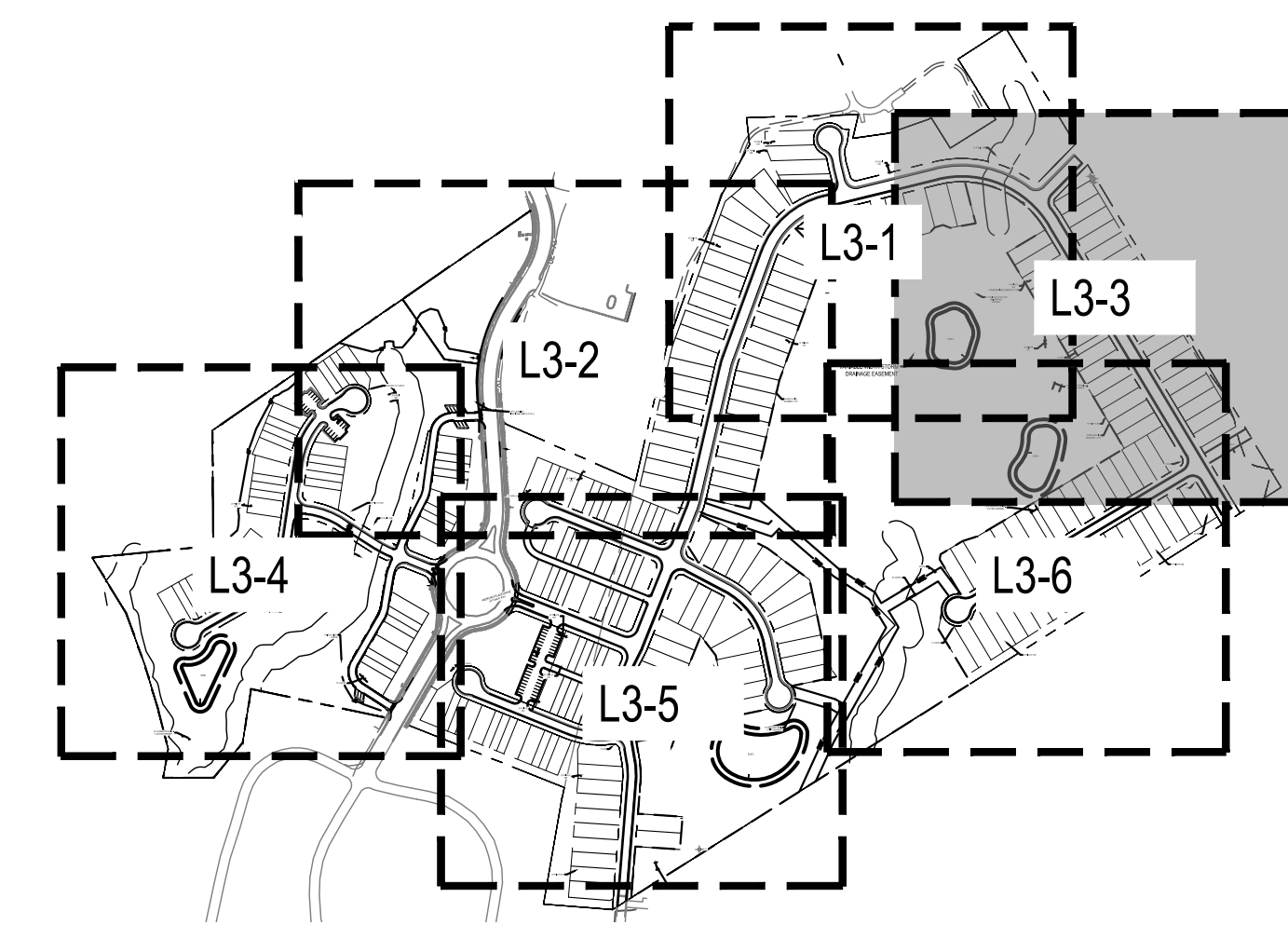
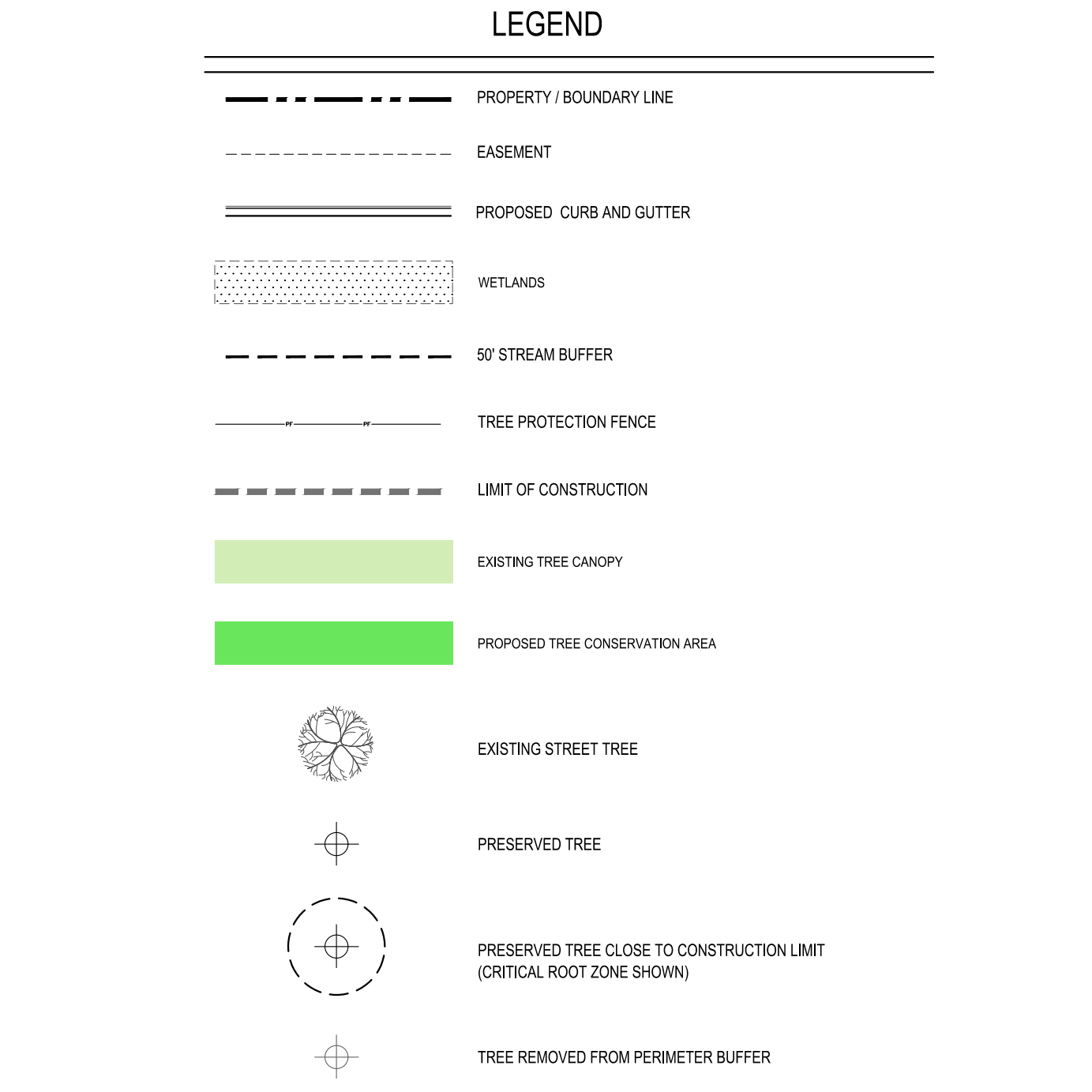
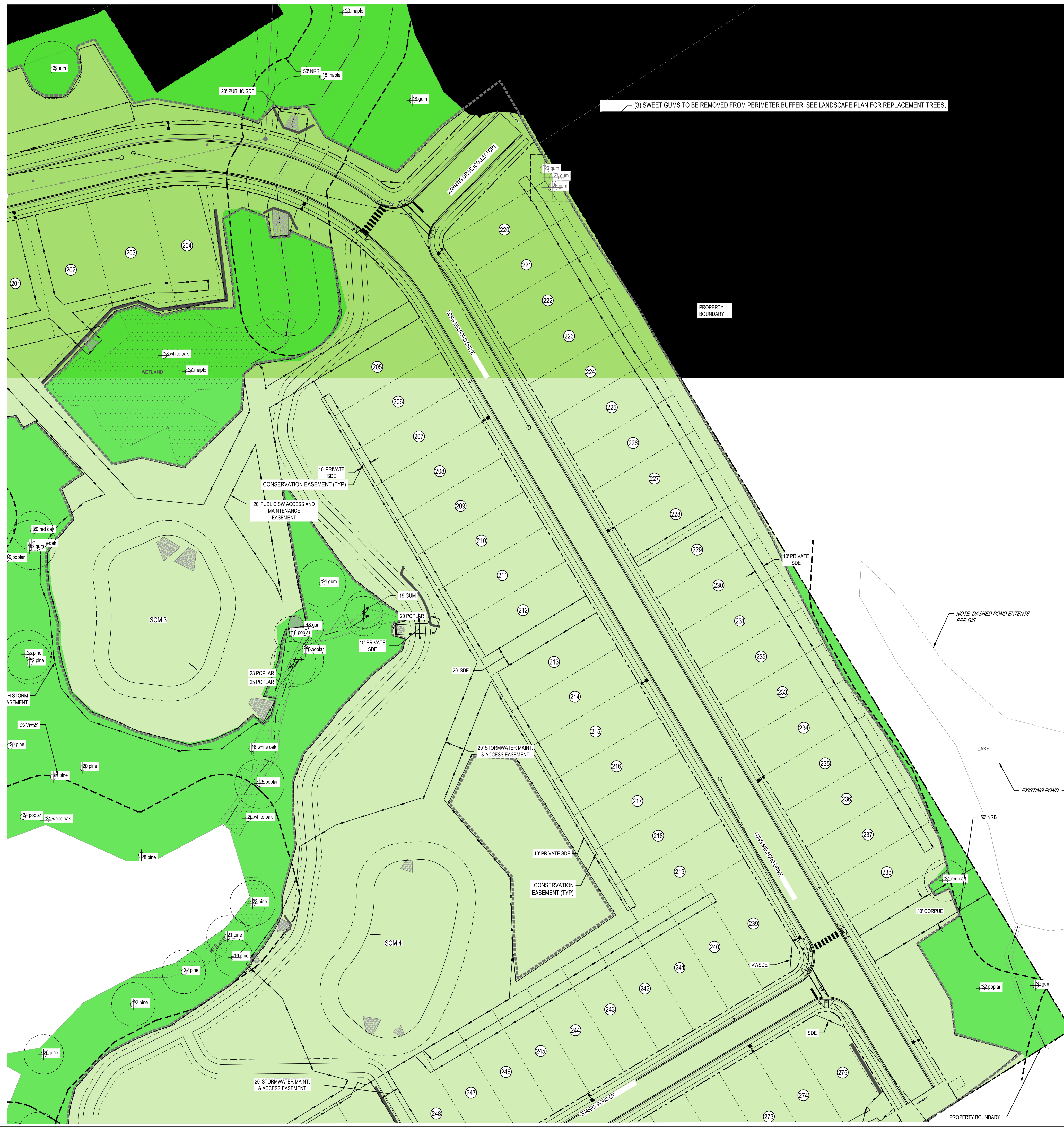
FILE NUMBER:  
8430-03  
 DATE: 03/04/2024

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 Know what's below.  
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L3-2



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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 06/01/2023	INITIAL SUBMITTAL

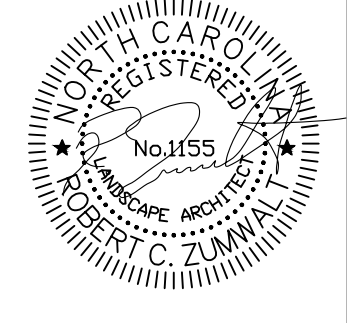
DESIGNED BY: MC/RZ  
 DRAWN BY: MC  
 REVIEWED BY: RZ

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 MORRISVILLE / NORTH CAROLINA / 27560

**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27571

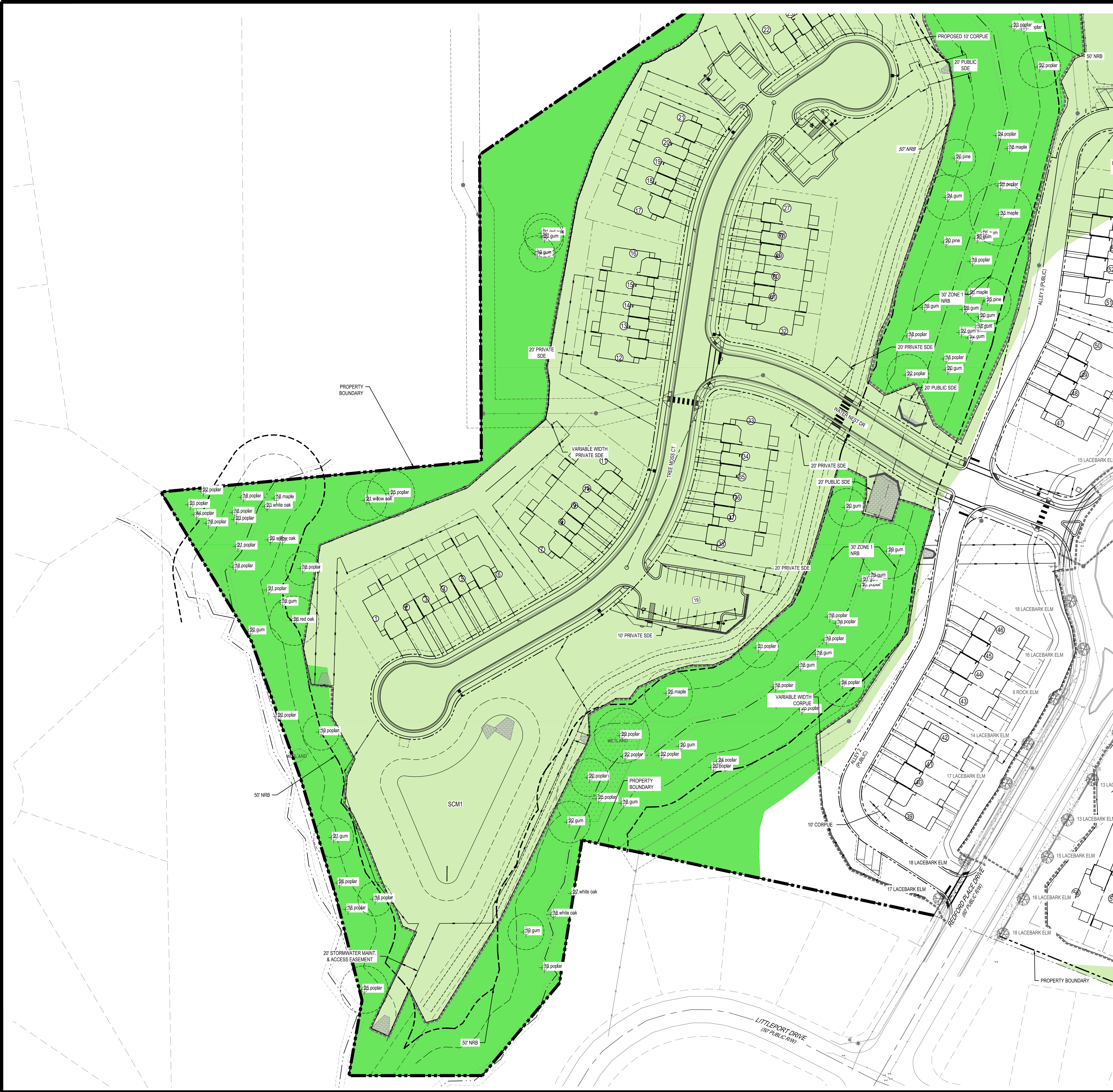
**ENLARGED TCA PLAN**  
 (3 OF 6)



FILE NUMBER:  
 8430-03  
 DATE: 03/04/2024  
**L3-3**

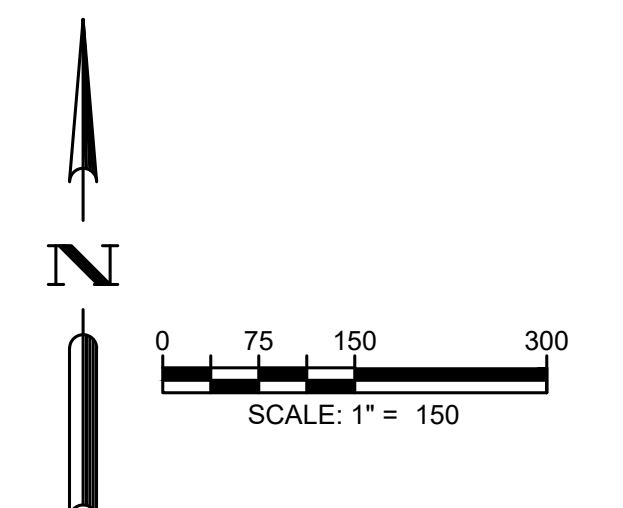
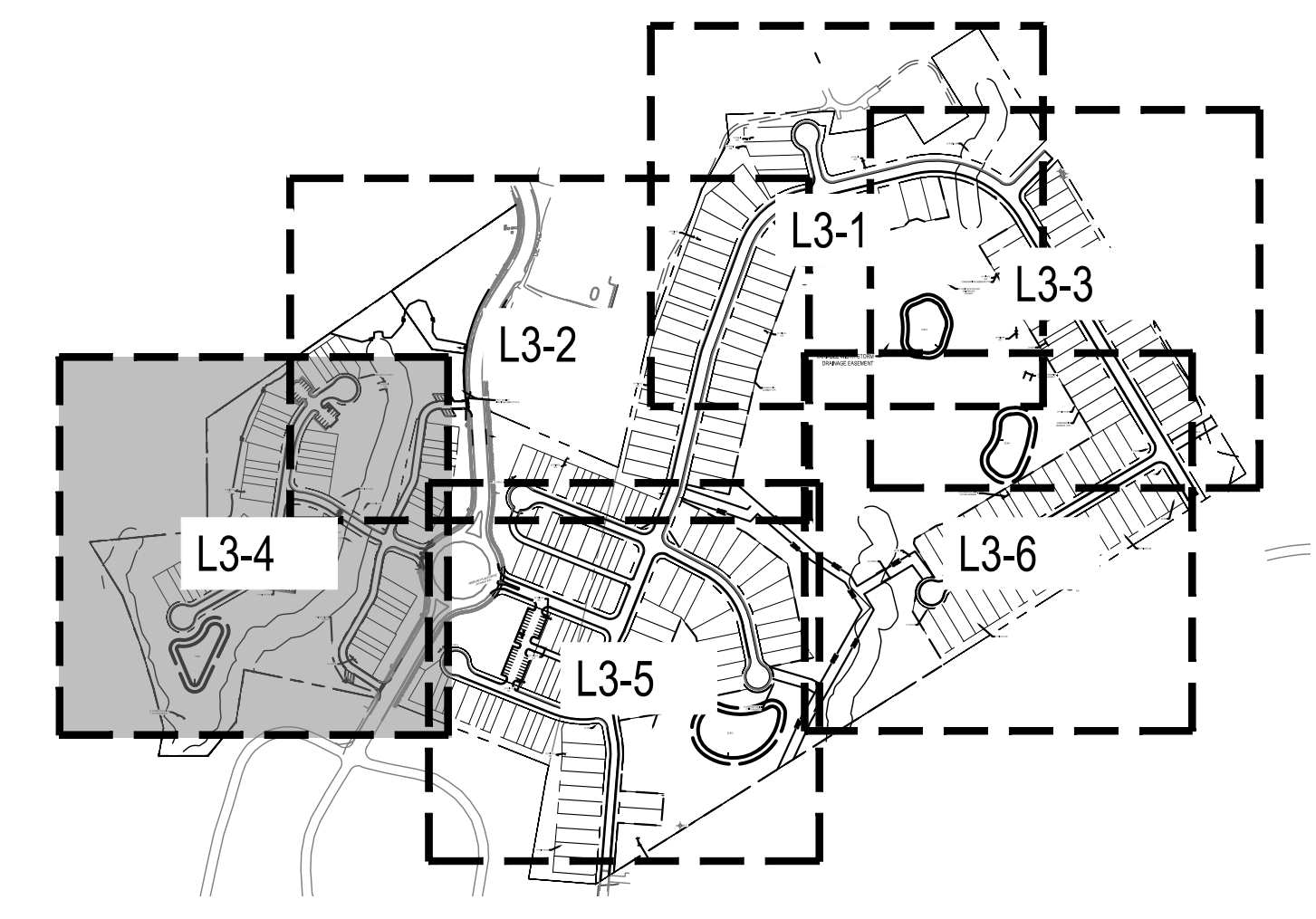


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### LEGEND

- PROPERTY / BOUNDARY LINE
- EASEMENT
- PROPOSED CURB AND GUTTER
- WETLANDS
- 50' STREAM BUFFER
- TREE PROTECTION FENCE
- LIMIT OF CONSTRUCTION
- EXISTING TREE CANOPY
- PROPOSED TREE CONSERVATION AREA
- EXISTING STREET TREE
- PRESERVED TREE
- PRESERVED TREE CLOSE TO CONSTRUCTION LIMIT (CRITICAL ROOT ZONE SHOWN)
- TREE REMOVED FROM PERIMETER BUFFER



02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / WC 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: MC/RZ  
 DRAWN BY: MC  
 REVIEWED BY: RZ

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**CORPORAION**  
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**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27571

**ENLARGED TCA PLAN**  
 (4 OF 6)

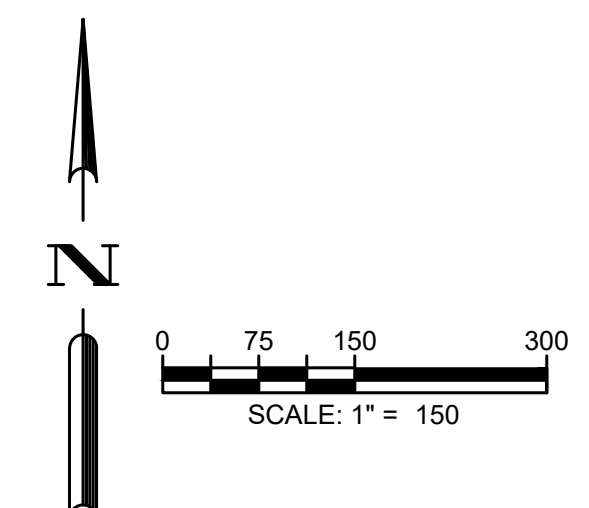
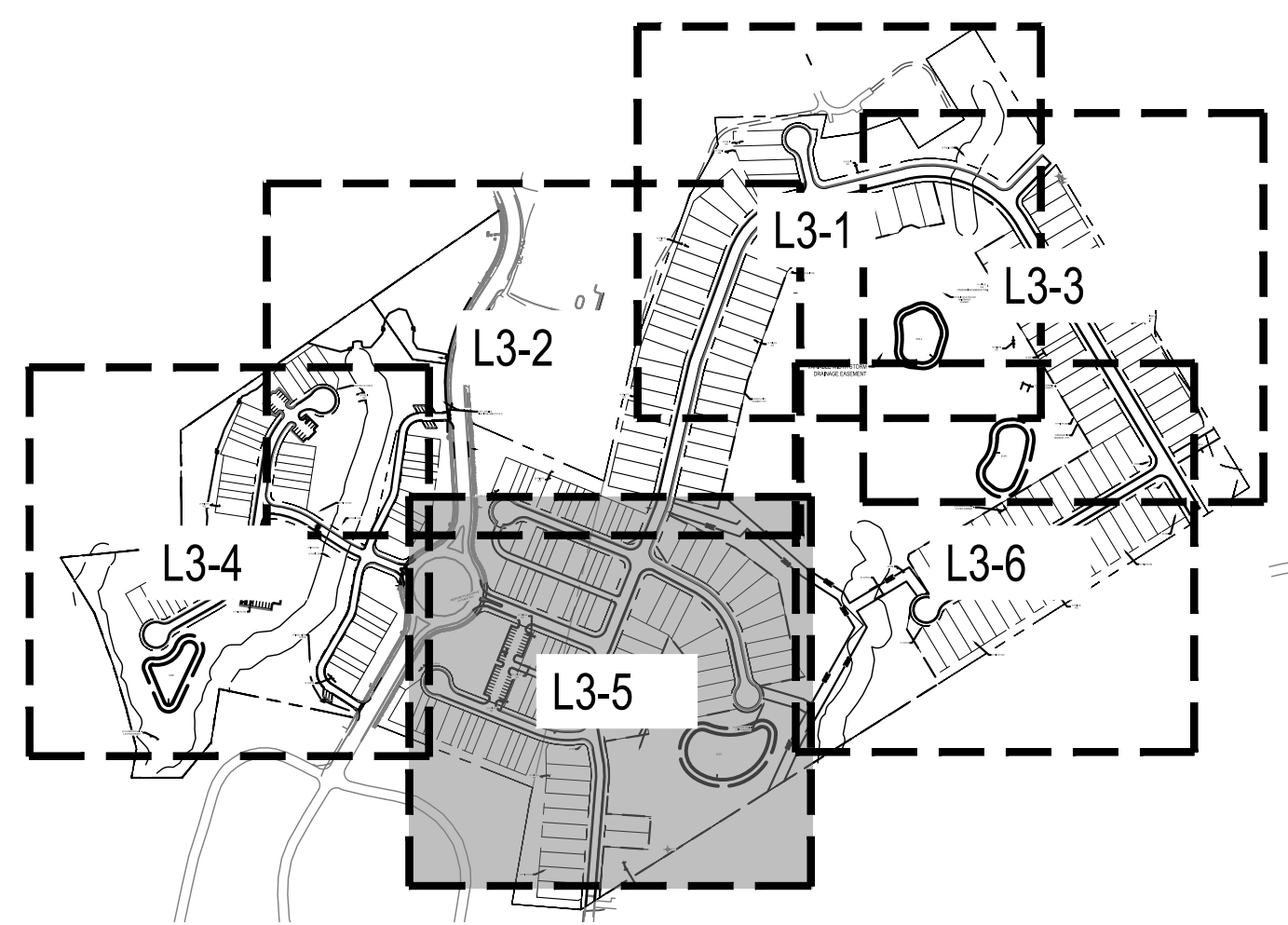
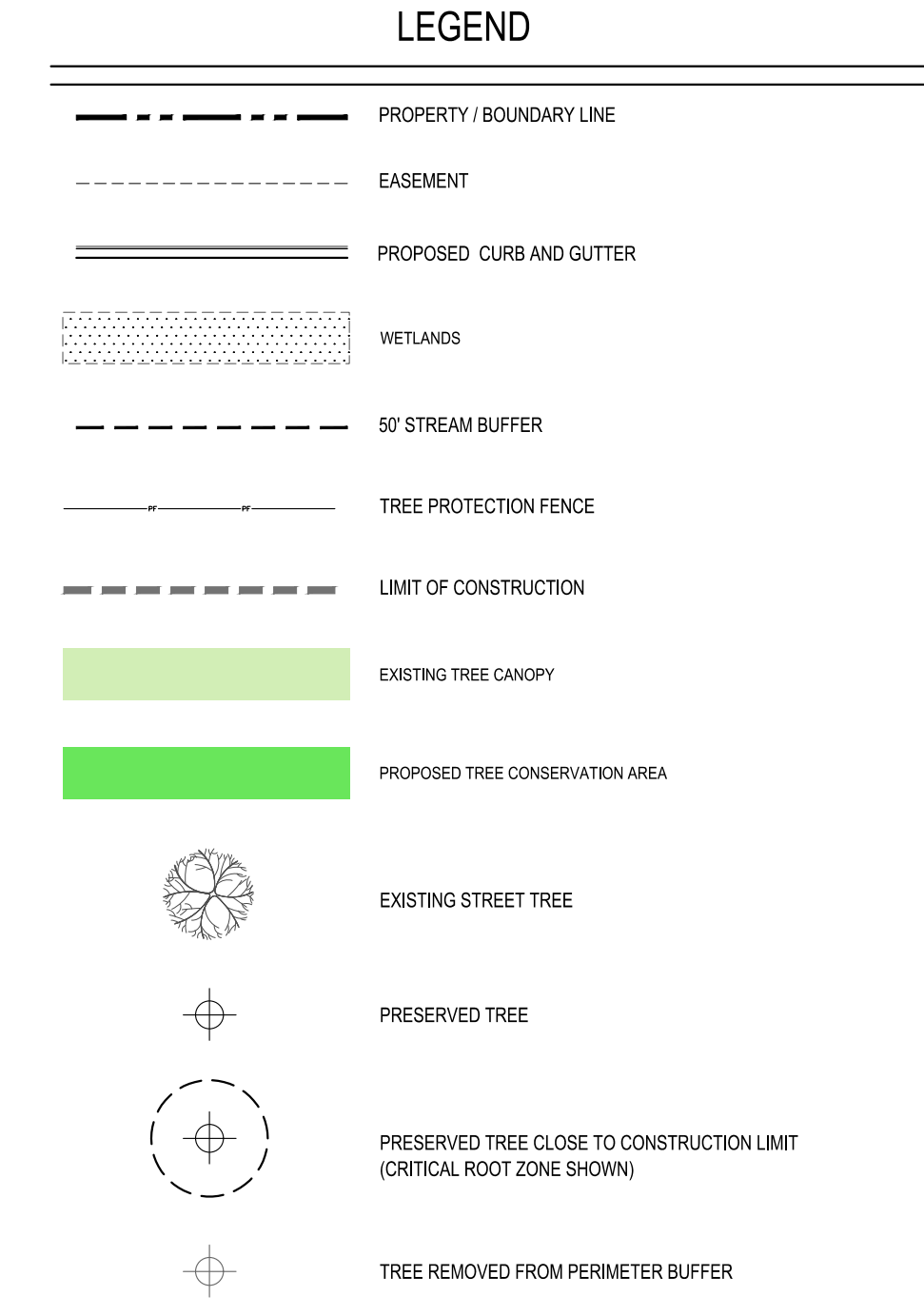
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER  
 No. 11355  
 ROBERT C. ZUMA, P.E.

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

**L3-4**



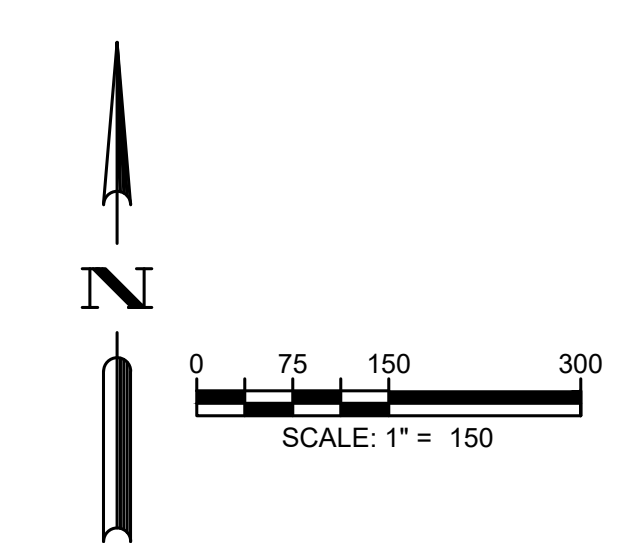
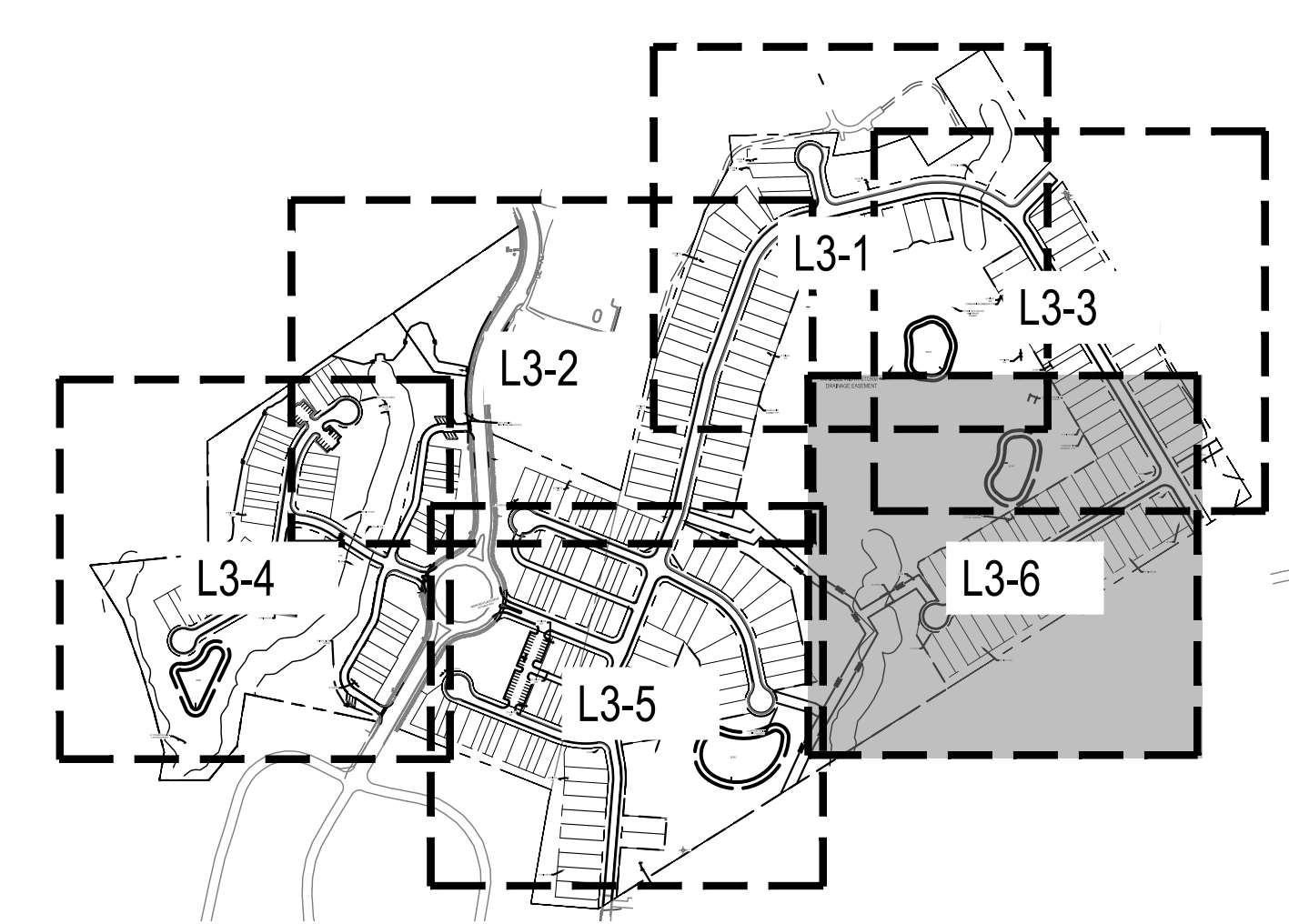
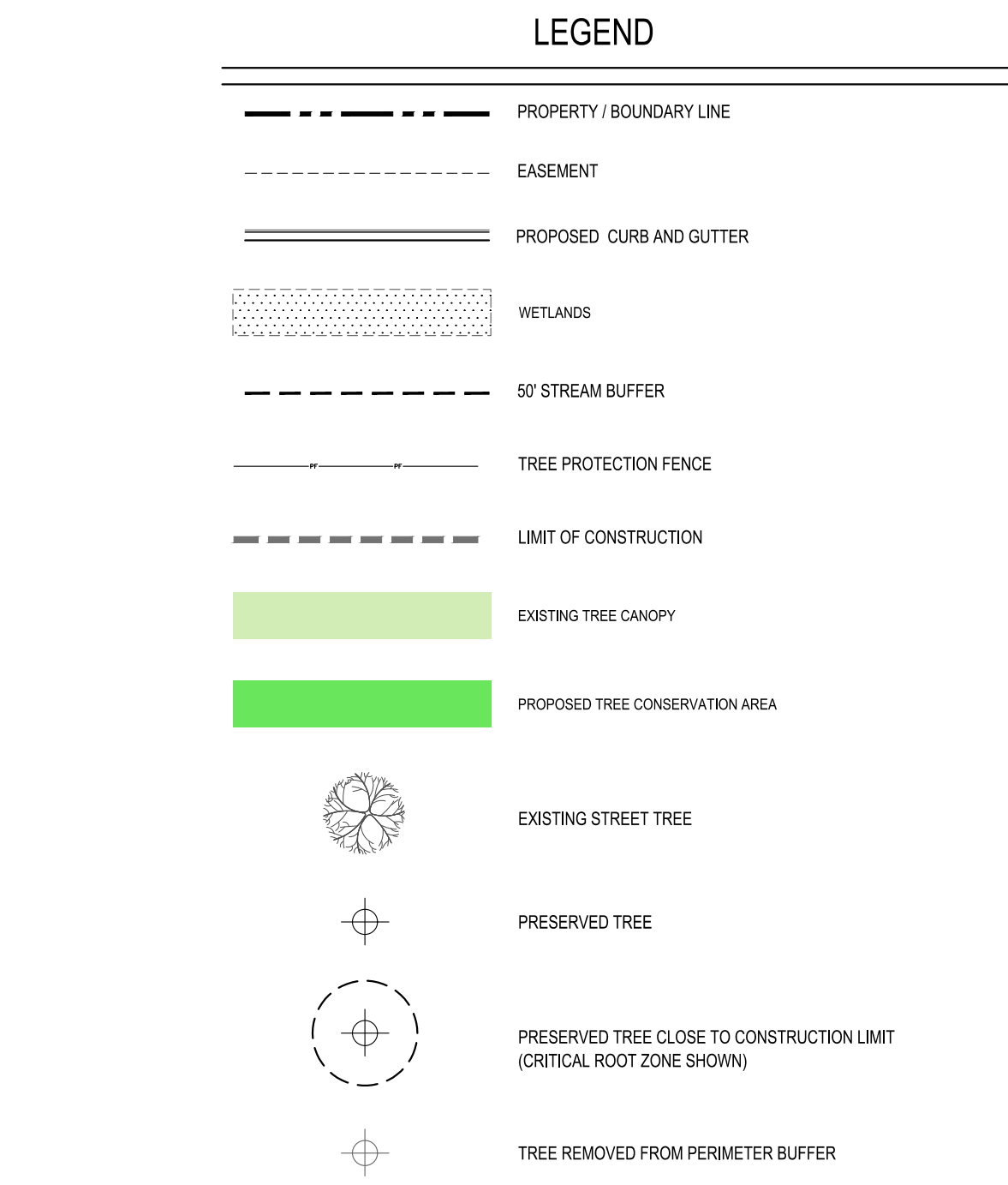
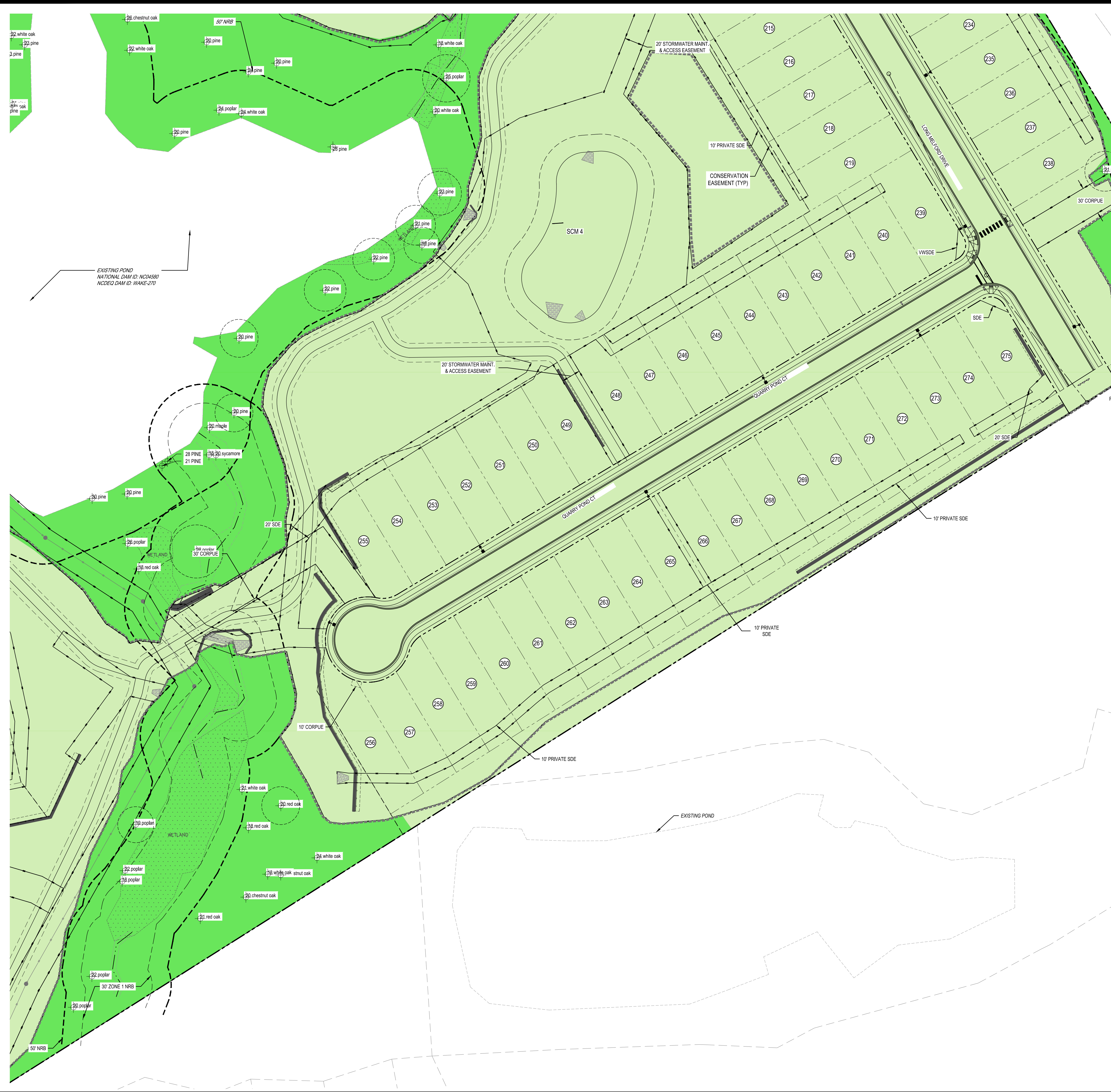
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02/14/2024	PER TOWN OF ROLESVILLE COMMENT
11/2/2024	PER TOWN OF ROLESVILLE / W/C COMMENTS
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
REV 06/01/2023	INITIAL SUBMITTAL
DESIGNED BY:	MC/RZ
DRAWN BY:	MC
REVIEWED BY:	RZ
5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397 ©2023	
<b>LENNAR</b> <b>CORPORAION</b> 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560	
<b>PARKER RIDGE</b> 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571	
<b>ENLARGED TCA PLAN</b> (5 OF 6)	
FILE NUMBER:	8430-03
DATE:	03/04/2024
<b>L3-5</b>	



G:\NCA\Projects\Lenmar\8430-03 - Lenmar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\L3-0 - TCA PLAN.dwg Layout: L3-6 Plotted: 3/12/2024 9:32:03 AM



REV	DATE	DESCRIPTION
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	

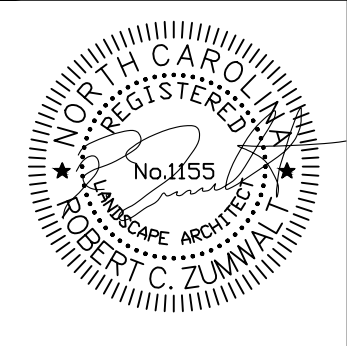
DESIGNED BY: MC/RZ  
DRAWN BY: MC  
REVIEWED BY: RZ

**BCE**  
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RALEIGH NC 27607  
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NC LICENSE #C-4397

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

**PARKER RIDGE**  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

**ENLARGED TCA PLAN**  
(6 OF 6)



FILE NUMBER:  
8430-03  
DATE: 03/04/2024  
**L3-6**



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**  
Slim, Dark Sky Compliant

**LED** (Light emitting diode) 50 watts  
**Mounting height** 20', 25', 35'  
**Color** Grey / Black  
**Pole** Fiberglass / Metal / Wood  
**Applications** Neighborhoods / Parks / Streets

**Light source:** LED (Aah/a)  
**Wattage:** 50 watts, 70 watts  
**Lumens:** 5,312 - 8,170  
**Light pattern:**IESNA Type II, III, V  
**IESNA cutoff classification:** Full cutoff  
**BUG rating:** Type III = IESUG2 (50w) / IESUG2 (70w)  
 Type III = IESUG3  
 Type V = IESUG1 (50w only)

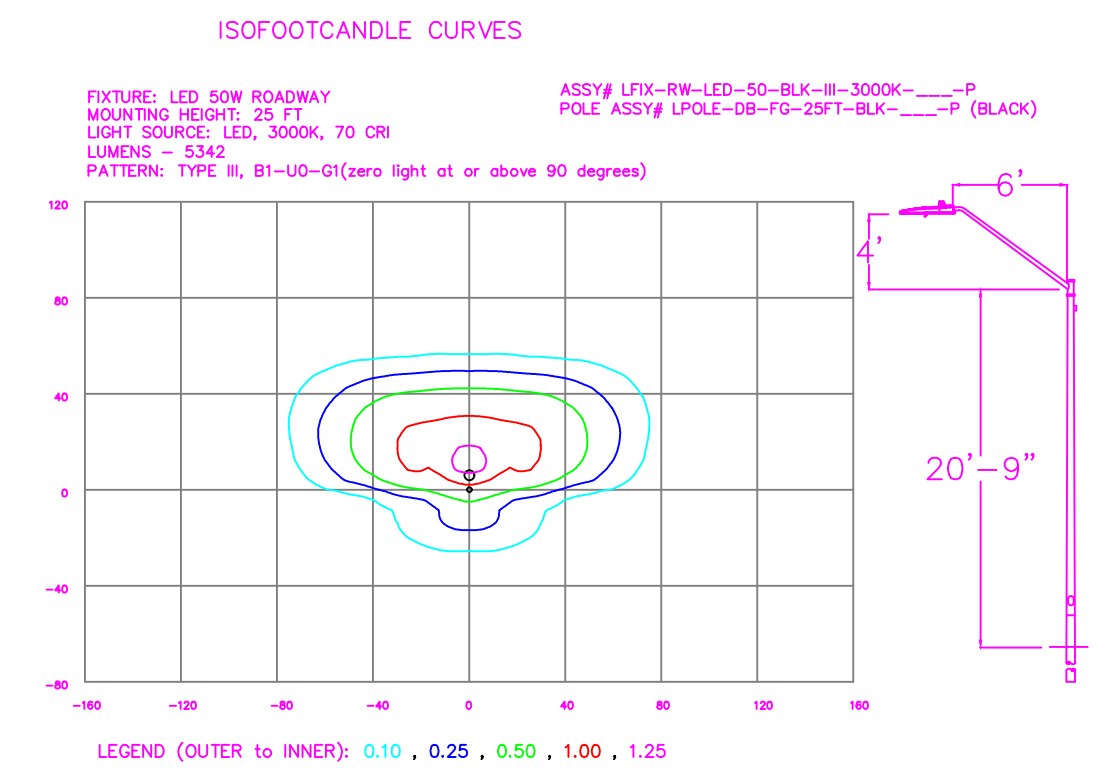
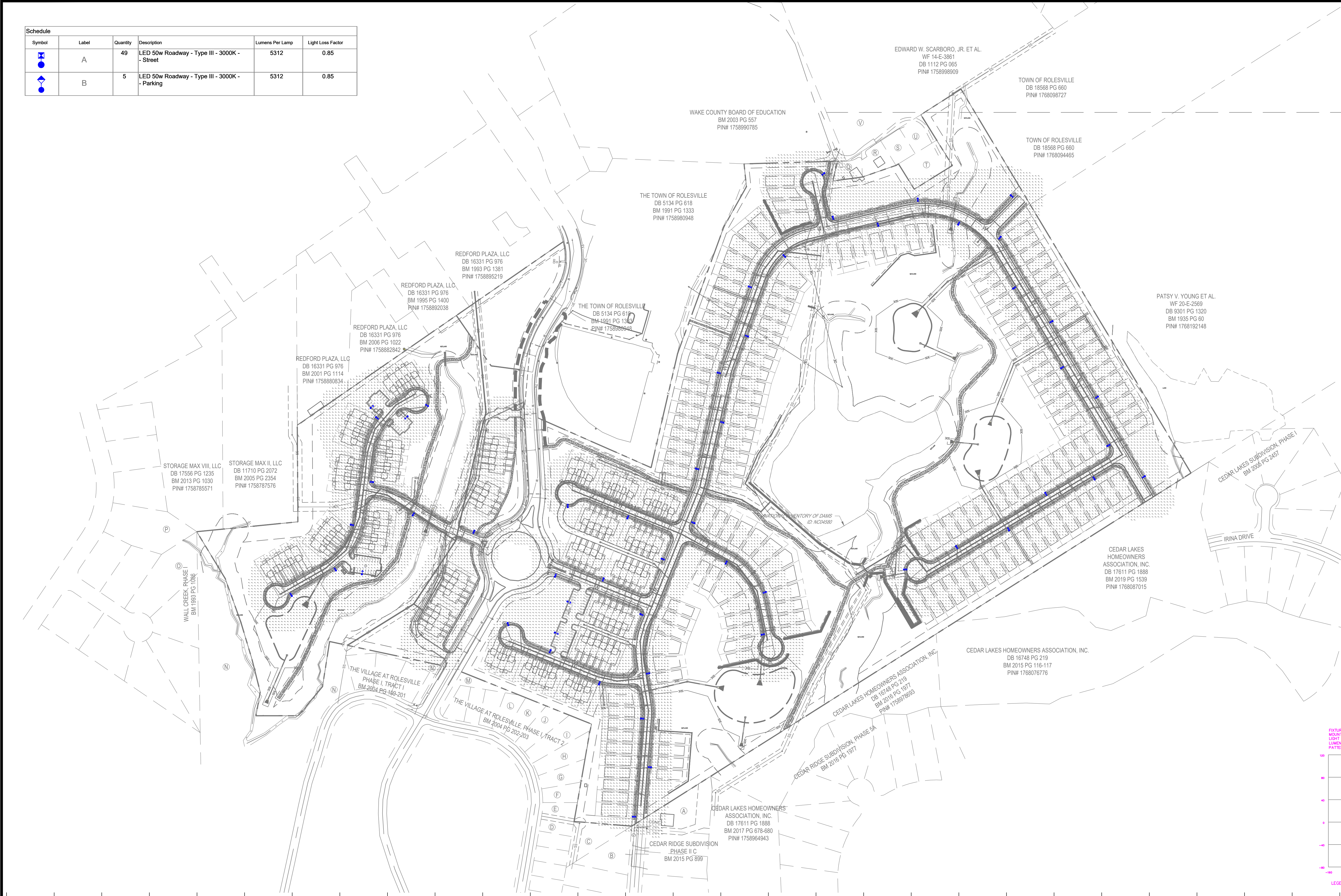
**Color temperature:** 3,000K

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

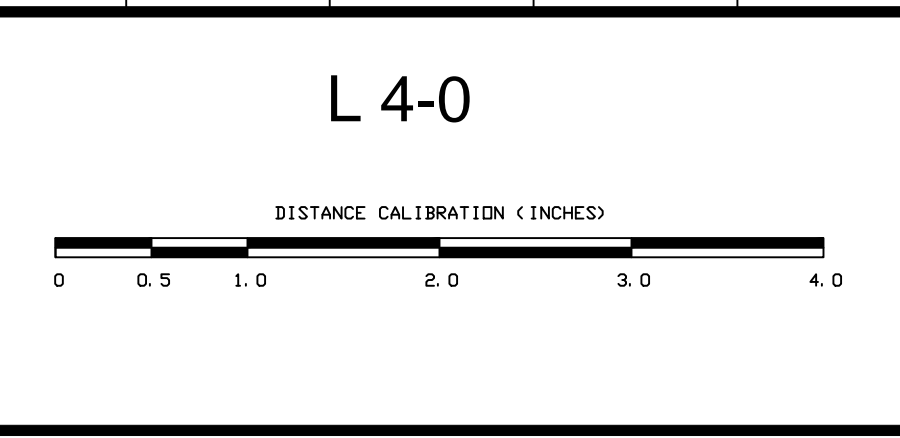
**FEATURES:**  
 Turnkey operation  
 Little or no installation cost  
 Design services by lighting professionals included  
 Maintenance, electricity & warranty included  
 One low monthly cost on your electric bill

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

For additional information, contact us at 1-800-CustomerEnergy.

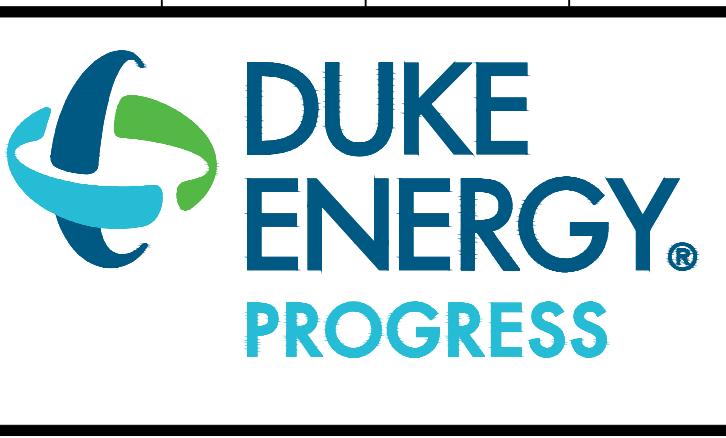



NO.	DATE	REVISION	BY



**LIGHTING DESIGN TOLERANCE**

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



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<b>PARKER RIDGE</b> Rolesville, NC	
SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	N. Johnson
Date	07/18/2023
Description	LED Roadway
Drawing No.	23-0308A
Sht.	1 OF 1



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

### Outdoor Lighting



**MICRO LED ROADWAY**  
Direct, Dark Sky Friendly

**LED** (Light emitting diode) 50 watts  
**Mounting height** 20', 25', 35'  
**Color** Grey / Black  
**Pole** Fiberglass / Metal / Wood  
**Applications** Neighborhoods / Parks / Streets

**Light source:** LED (white)  
**Wattage:** 50 watts, 70 watts  
**Lumens:** 5,312 - 8,170  
**Light pattern:**IESNA Type II, III, V  
**IESNA cutoff classification:** Full cutoff  
**BUG rating:** Type III = IES002 (50w) / IES002 (70w)  
 Type III = IES003  
 Type V = IES001 (50w only)

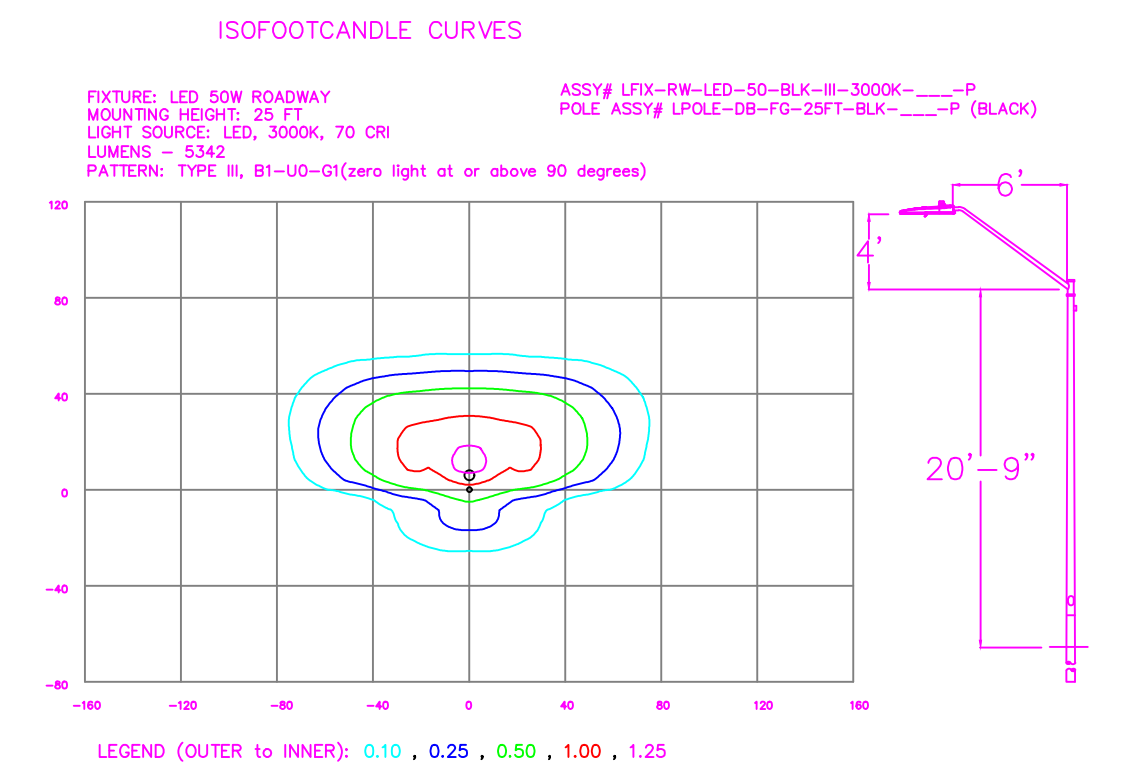
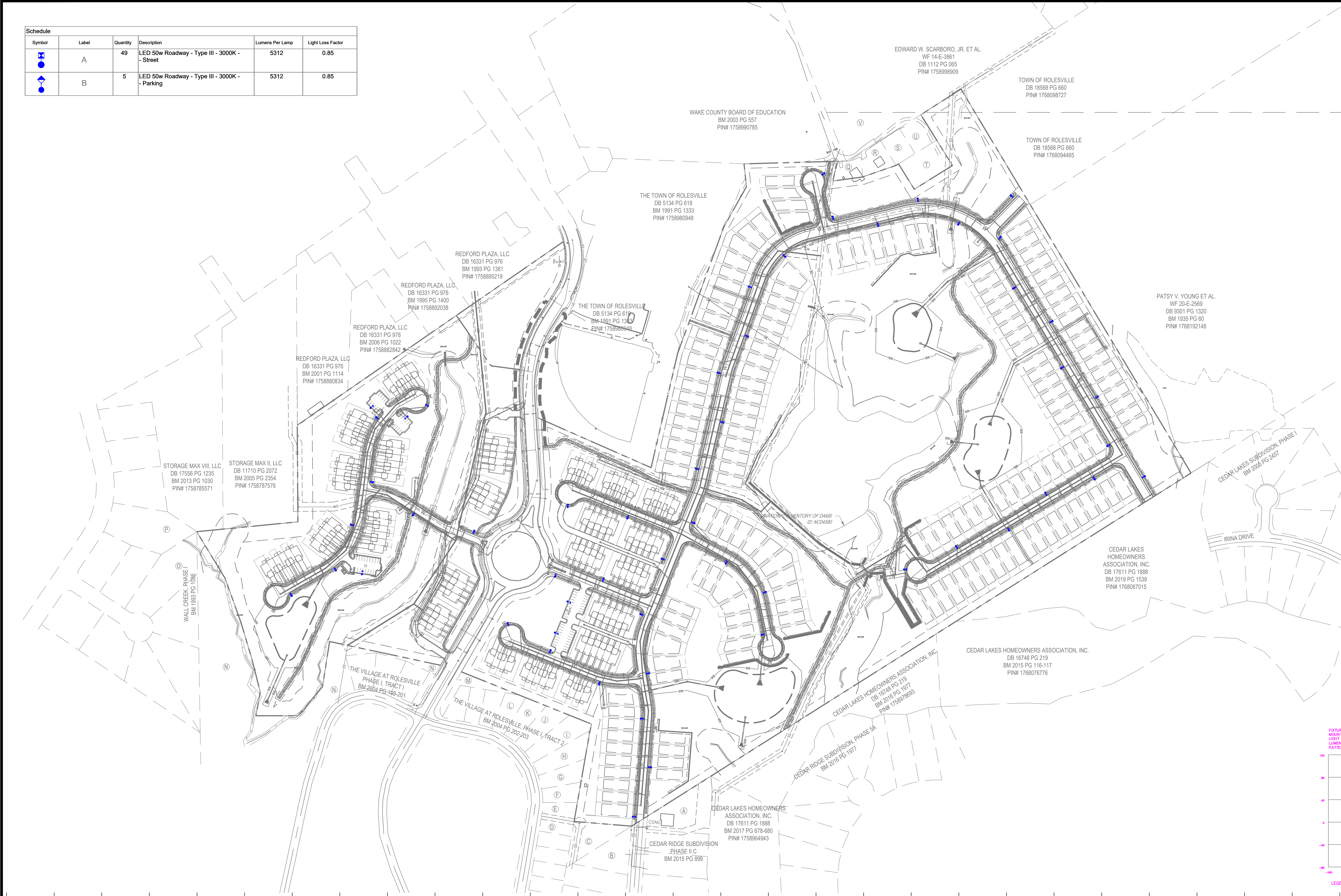
**Color temperature:** 3,000K

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

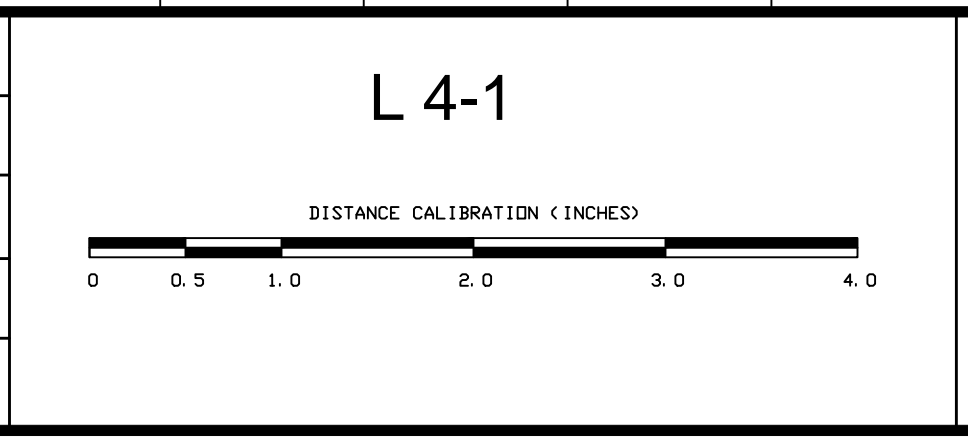
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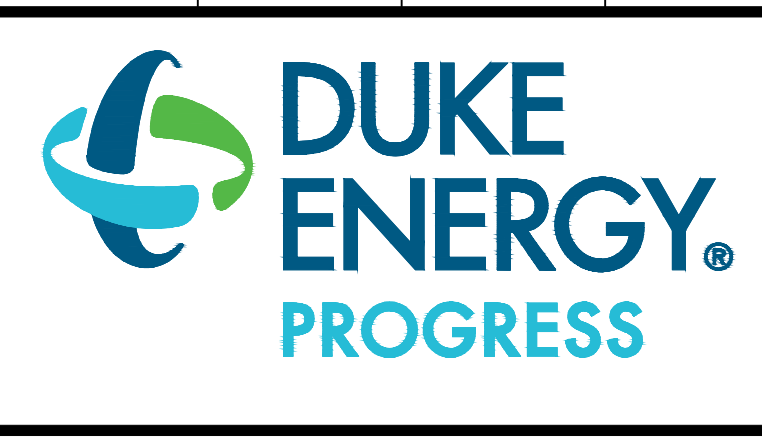



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