

PRELIMINARY PLAN FOR PARKER RIDGE 82 SCHOOL STREET ROLESVILLE, NORTH CAROLINA 27571

| SITE DATA TABLE | | |
|--|---|-----------|
| OWNER | W. HARLOD PARKER JR. / ROESVILLE DEVELOPMENT, LLC | |
| DEVELOPER | LENNAR OF CAROLINAS, LLC | |
| PIN# | AREA (AC) | AREA (SF) |
| 1758988411 | 59.51 | 2,592,300 |
| 1758983710 | 0.39 | 17,121 |
| 1758884270 E | 7.12 | 310,215 |
| 1758884270 W | 19.86 | 865,243 |
| GROSS AREA | 86.89 | 3,784,879 |
| PARCEL A - PARK EXPANSION AREA | 1.50 | 65,340 |
| NET AREA | 85.39 | 3,719,539 |
| EXISTING ZONING | RL | |
| EXISTING USE | VACANT/AG | |
| FUTURE LAND USE | HDR | |
| PROPOSED ZONING | RH/RM CLUSTER | |
| 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 AREA | 5000 SF | |
| | AREA (SF) | AREA (AC) |
| RM-CZ CLUSTER (SINGLE-FAMILY DETACHED) | | |
| FINAL TRACT AREA | 936,667 | 21.50 |
| TOTAL UNITS | 160 | |
| PROPOSED DENSITY (DU/AC) | 7.4 | |
| MAXIMUM DENSITY (DU/AC) | 5 | |
| PUBLIC GREENWAY (EST. 30' ESTM WIDTH) | 150,754 | 3.46 |
| CLUSTER OPEN SPACE REQUIRED 40% | 374,667 | 8.60 |
| PROVIDED OPEN SPACE | 374,667 | 23.16 |
| RH-CZ (TOWNHOMES) | | |
| FRONT | 15' | |
| PARKING SETBACK FOR TOWNHOMES | 18' | |
| BUILDING SEPARATION | 30' | |
| SIDE | 10' | |
| CORNER SIDE | 15' | |
| REAR | 15' | |
| MIN FRONT LOT WIDTH | 20' | |
| RH-CZ (TOWNHOMES) - FRONT LOADED | AREA (SF) | AREA (AC) |
| FINAL TRACT AREA | 184,665 | 4.24 |
| TOTAL UNITS | 65 | |
| PROPOSED DENSITY (DU/AC) | 4.14 | |
| MAXIMUM DENSITY (DU/AC) | 9 | |
| RH-CZ (TOWNHOMES) - REAR LOADED | AREA (SF) | AREA (AC) |
| FINAL TRACT AREA | 145,059 | 3.33 |
| TOTAL UNITS | 49 | |
| PROPOSED DENSITY (DU/AC) | 4.14 | |
| MAXIMUM DENSITY (DU/AC) | 9 | |

OPEN SPACE

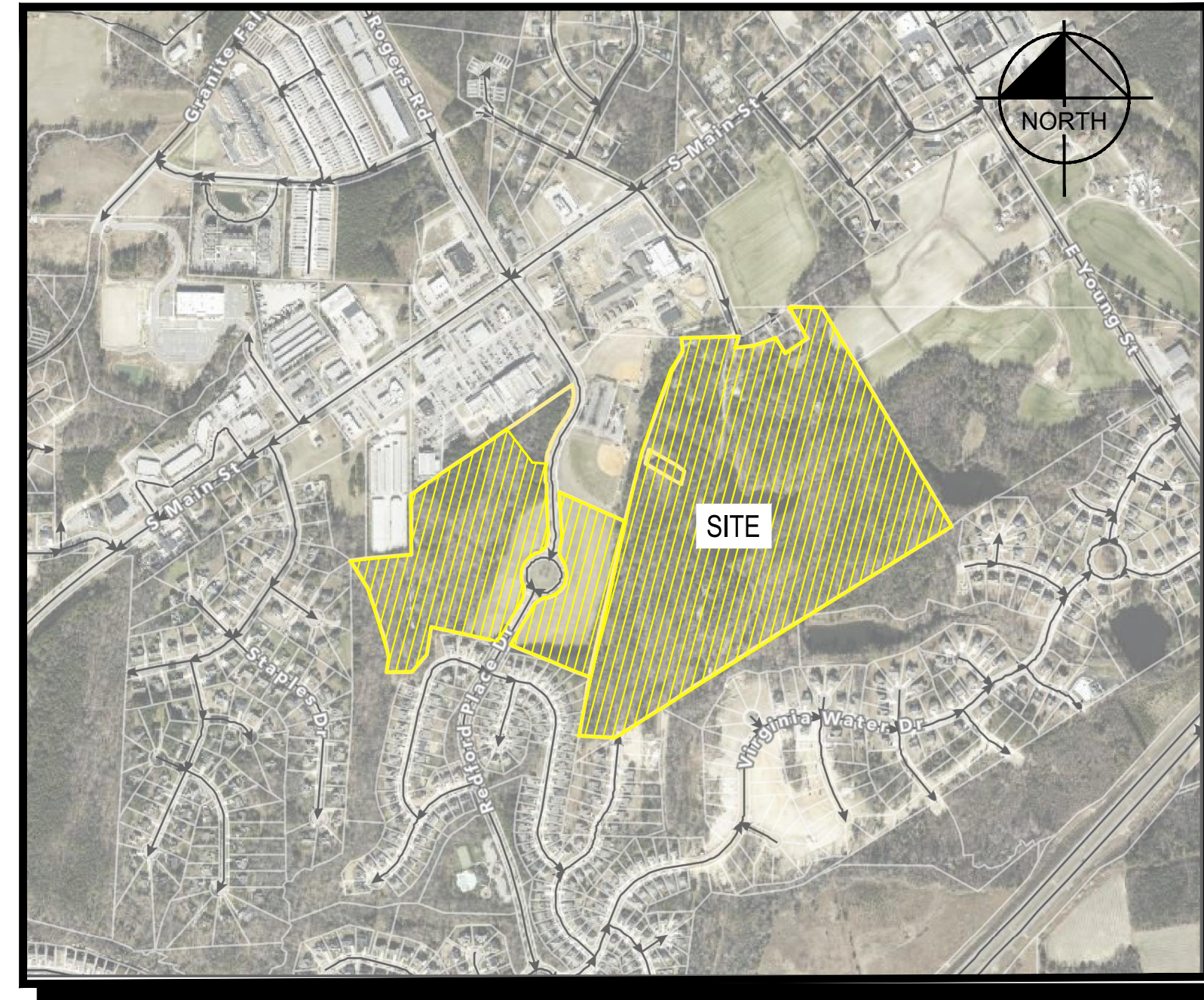
REQUIRED
RM ZONING DISTRICT (SINGLE-FAMILY DETACHED)
 MINIMUM REQUIRED OPEN SPACE (10%) - 252,169 SF (5.78 AC)
 REQUIRED ACTIVE OPEN SPACE (50%) - 126,084 (2.89 AC)
 REQUIRED PASSIVE OPEN SPACE - 126,084 SF (2.89 AC)

RH ZONING DISTRICT (TOWNHOMES)
 MINIMUM REQUIRED OPEN SPACE (15%) - 179,677 SF (4.12 AC)
 REQUIRED ACTIVE OPEN SPACE (50%) - 89,838 SF (2.06 AC)
 REQUIRED PASSIVE OPEN SPACE - 89,838 SF (2.06 AC)

TOTAL OPEN SPACE (BOTH DISTRICTS)
 TOTAL OPEN SPACE - 431,244 SF (9.9 AC)
 ACTIVE OPEN SPACE - 215,922 SF (4.95 AC)
 PASSIVE OPEN SPACE - 215,922 SF (4.95 AC)

PROVIDED
TOTAL OPEN SPACE (BOTH DISTRICTS)
 TOTAL OPEN SPACE - 2,007,900 SF (46.09 AC)
 ACTIVE OPEN SPACE - 218,000 SF (5.0 AC)
 PASSIVE OPEN SPACE - 1,789,900 SF (41.09 AC)

*NOTE: PASSIVE OPEN SPACE INCLUDES ALL LAND OUTSIDE OF LOTS AND ROADS OTHER THAN ACTIVE OPEN SPACE



SITE LOCATION MAP
NOT TO SCALE

| SHEET LIST TABLE | |
|------------------|-----------------------------|
| SHEET NUMBER | SHEET TITLE |
| C0-0 | COVER SHEET |
| C3-0 | OVERALL SITE PLAN |
| C3-1 | ENLARGED SITE PLAN (1 OF 2) |
| C3-2 | ENLARGED SITE PLAN (2 OF 2) |

| PROJECT OWNER AND CONSULTANT INFORMATION | | |
|--|---|--|
| DEVELOPER: LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560 (919) 236-3052 CONTACT: CHARLIE YOKLEY, AICP | ENGINEER: BGE, INC 5400 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 27607 (919) 276-0111 CONTACT: DEBRA FERM, P.E. | SURVEYOR: BATEMAN CIVIL SURVEY COMPANY THROUGH THE SPAULDING GROUP 2524 RELIANCE AVENUE APEX, NORTH CAROLINA 27539 (919) 577-1080 EXT. 115 CONTACT: STEVEN CARSON |

| REV | DATE | DESCRIPTION |
|-----|-----------|--------------------|
| 1 | 2/23/2023 | DESIGNED BY: DF/CD |
| 2 | | DRAWN BY: DF/JM |
| 3 | | REVIEWED BY: DF |

BGE
 5440 WADE PARK BLVD, SUITE 102
 RALEIGH, NC 27607
 WWW.BGEINC.COM
 NC LICENSE #C-4397
 ©2022

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

**PARKER RIDGE
MASTER PLAN**
 82 SCHOOL STREET
 ROLESVILLE, NORTH CAROLINA / 27571

COVER SHEET

NOT FOR
CONSTRUCTION
 FILE NUMBER:
8430-03
 DATE: 02/23/2023
C0-0



G:\NCA\Projects\Lenmar\8430-03 - Lenmar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\WORKING\2023-0223 RESET VIEWS\CS-0 SITE PLAN.dwg Layout: C3-0 OVERALL SITE PLAN Plotted: 2/24/2023 1:34:51 PM

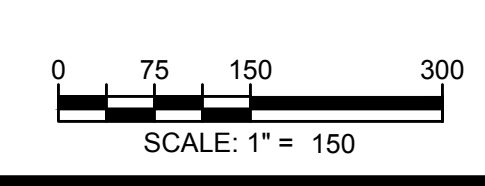
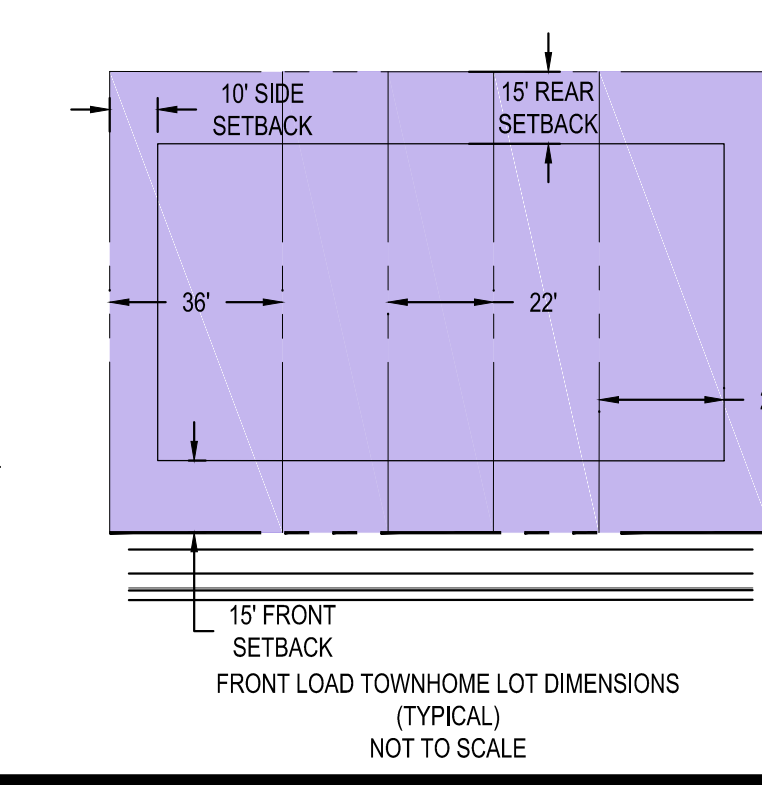
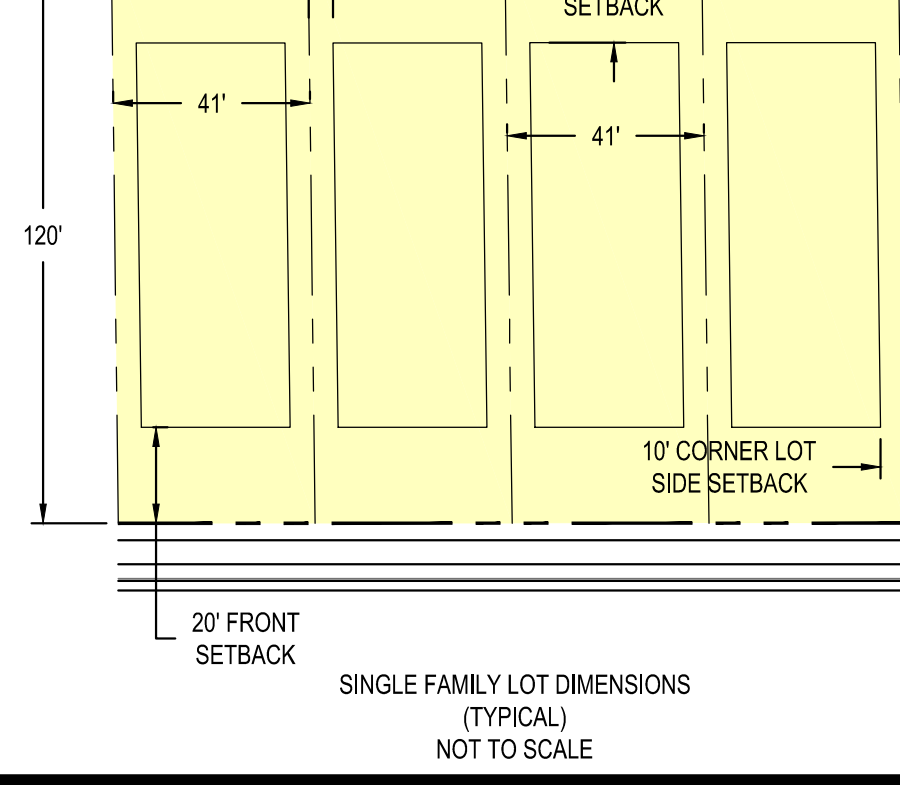
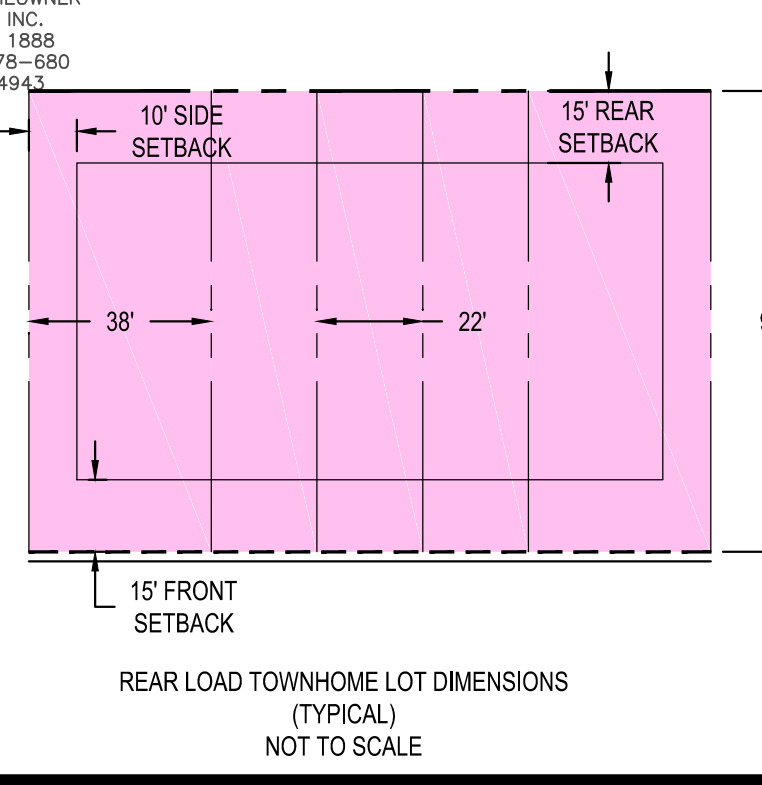
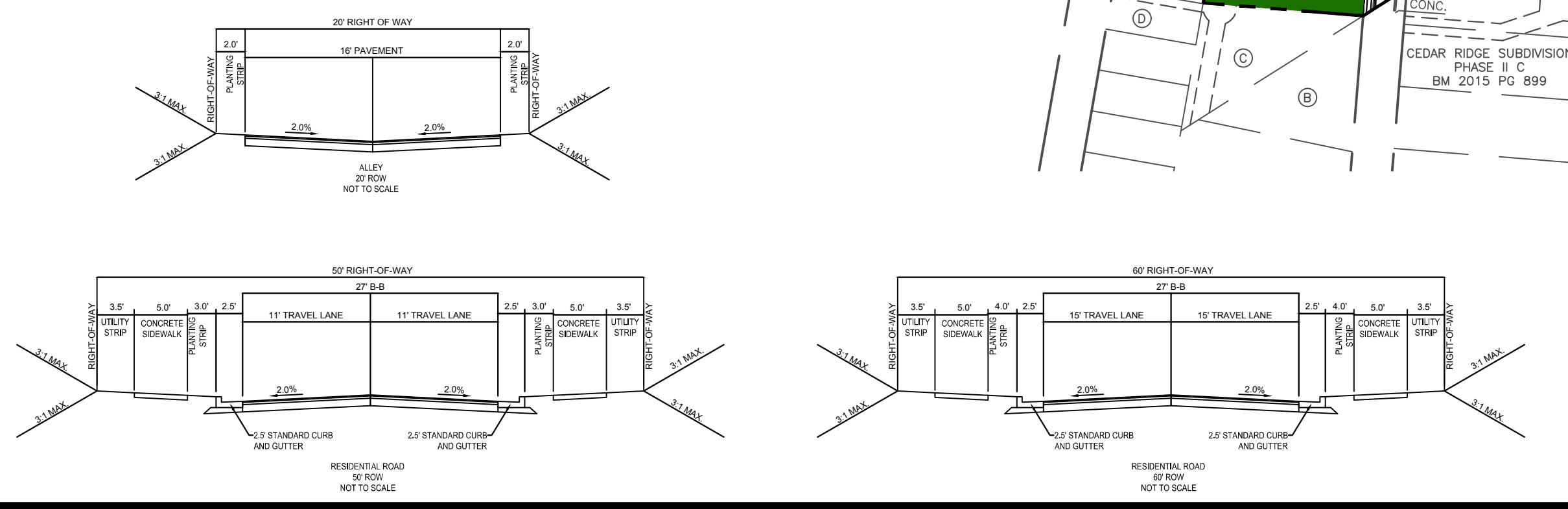
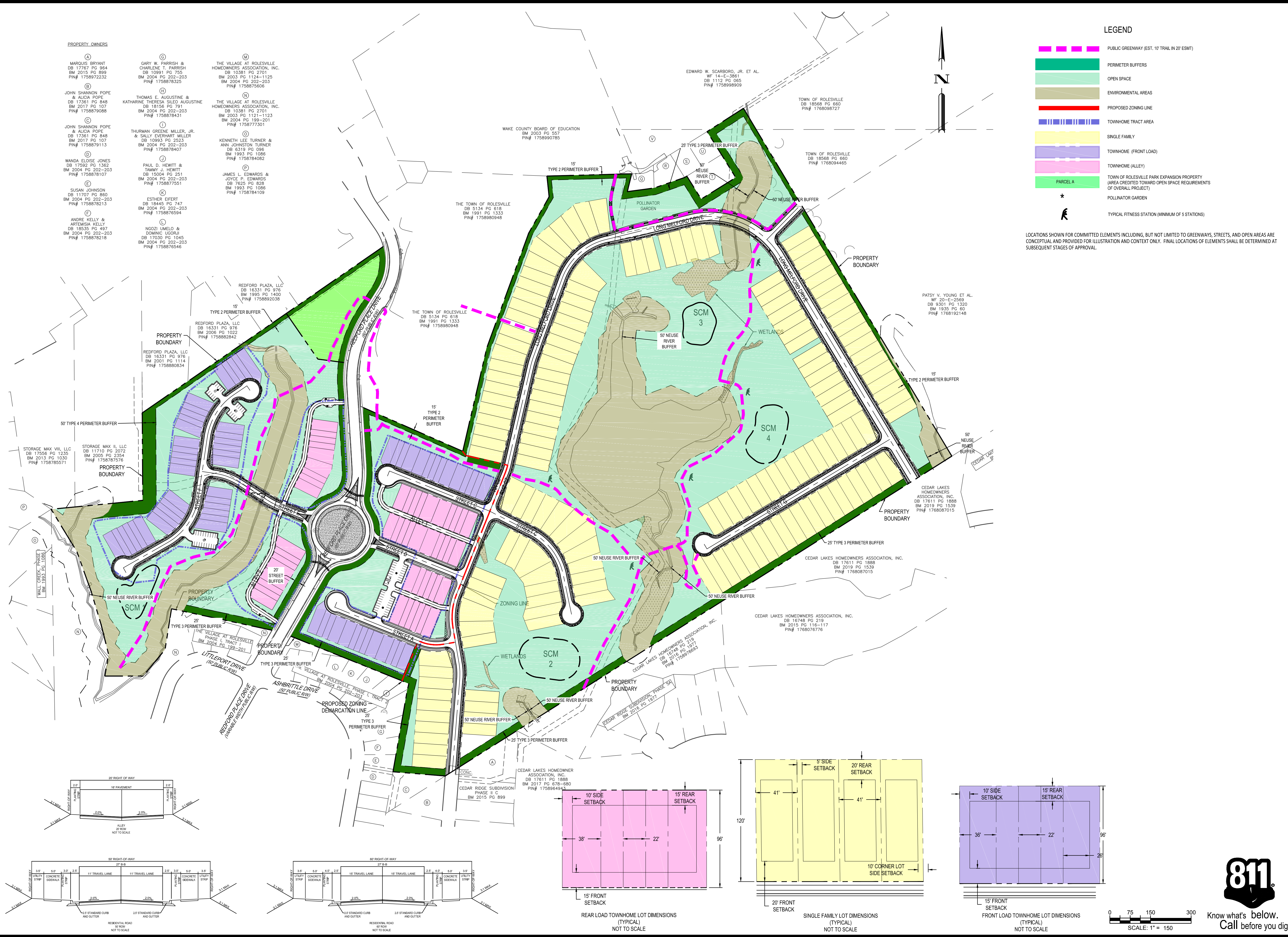
PROPERTY OWNERS

| | | |
|--|--|--|
| (A) MARQUIS BRYANT DB 17767 PG 964 BM 2015 PG 899 PIN# 175897232 | (C) GARY W. PARRISH & CHARLENE T. PARRISH DB 10391 PG 793 BM 2004 PG 202-203 PIN# 1758878325 | (M) THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC. DB 10381 PG 2701 BM 2003 PG 1124-1125 BM 2004 PG 202-203 PIN# 1758875606 |
| (B) JOHN SHANNON POPE & ALICIA POPE DB 17361 PG 848 BM 2017 PG 107 PIN# 1758879088 | (H) THOMAS E. AUGUSTINE & KATHARINE THERESA SUELD 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 1121-1123 BM 2004 PG 199-201 PIN# 1758773501 |
| (D) JOHN SHANNON POPE & ALICIA POPE DB 17361 PG 848 BM 2017 PG 107 PIN# 1758879113 | (I) THURMAN GREENE MILLER, JR. & SALLY EVERHART MILLER DB 10993 PG 2923 BM 2004 PG 202-203 PIN# 1758878407 | (O) KENNETH LEE TURNER & ANN JOHNSTON TURNER DB 6319 PG 096 BM 1993 PG 1086 PIN# 1758784082 |
| (E) WANDA ELOISE JONES DB 17592 PG 1362 BM 2004 PG 202-203 PIN# 1758878107 | (J) PAUL D. HEWITT & TAMMY J. HEWITT DB 15004 PG 251 BM 2004 PG 202-203 PIN# 1758877551 | (P) JAMES L. EDWARDS & JOYCE F. EDWARDS DB 7625 PG 828 BM 1993 PG 1086 PIN# 1758784109 |
| (F) SUSAN JOHNSON DB 17707 PG 860 BM 2004 PG 202-203 PIN# 1758878213 | (K) ESTHER EIFERT DB 18445 PG 747 BM 2004 PG 202-203 PIN# 1758876594 | (Q) THE TOWN OF ROLESVILLE DB 5134 PG 618 BM 1991 PG 1333 PIN# 1758980948 |
| (G) ANDRE KELLY & AFTERWICH KELLY DB 18535 PG 497 BM 2004 PG 202-203 PIN# 1758878218 | (L) NGOZI UMELO & DOMINIC UGORJI DB 17030 PG 1045 BM 2004 PG 202-203 PIN# 1758876546 | (R) EDWARD W. SCARBORO, JR. ET AL. WF 14-E-3861 SB 1112 PG 065 PIN# 1758998909 |

LEGEND

- PUBLIC GREENWAY (EST. 10' TRAIL IN 20' ESMT)
- PERIMETER BUFFERS
- OPEN SPACE
- ENVIRONMENTAL AREAS
- PROPOSED ZONING LINE
- TOWNHOME TRACT AREA
- SINGLE FAMILY
- TOWNHOME (FRONT LOAD)
- TOWNHOME (ALLEY)
- TOWN OF ROLESVILLE PARK EXPANSION PROPERTY (AREA CREDITED TOWARD OPEN SPACE REQUIREMENTS OF OVERALL PROJECT)
- POLLINATOR GARDEN
- TYPICAL FITNESS STATION (MINIMUM OF 5 STATIONS)

LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO GREENWAYS, STREETS, AND OPEN AREAS ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL.



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

| | |
|--------------|-----------|
| DESIGNED BY: | DF/CD |
| DRAWN BY: | DF/JM |
| REVIEWED BY: | DF |
| DATE: | 2/23/2023 |

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

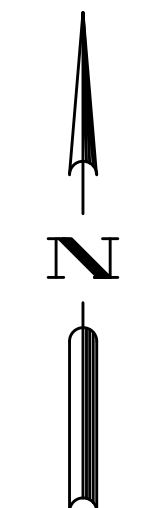
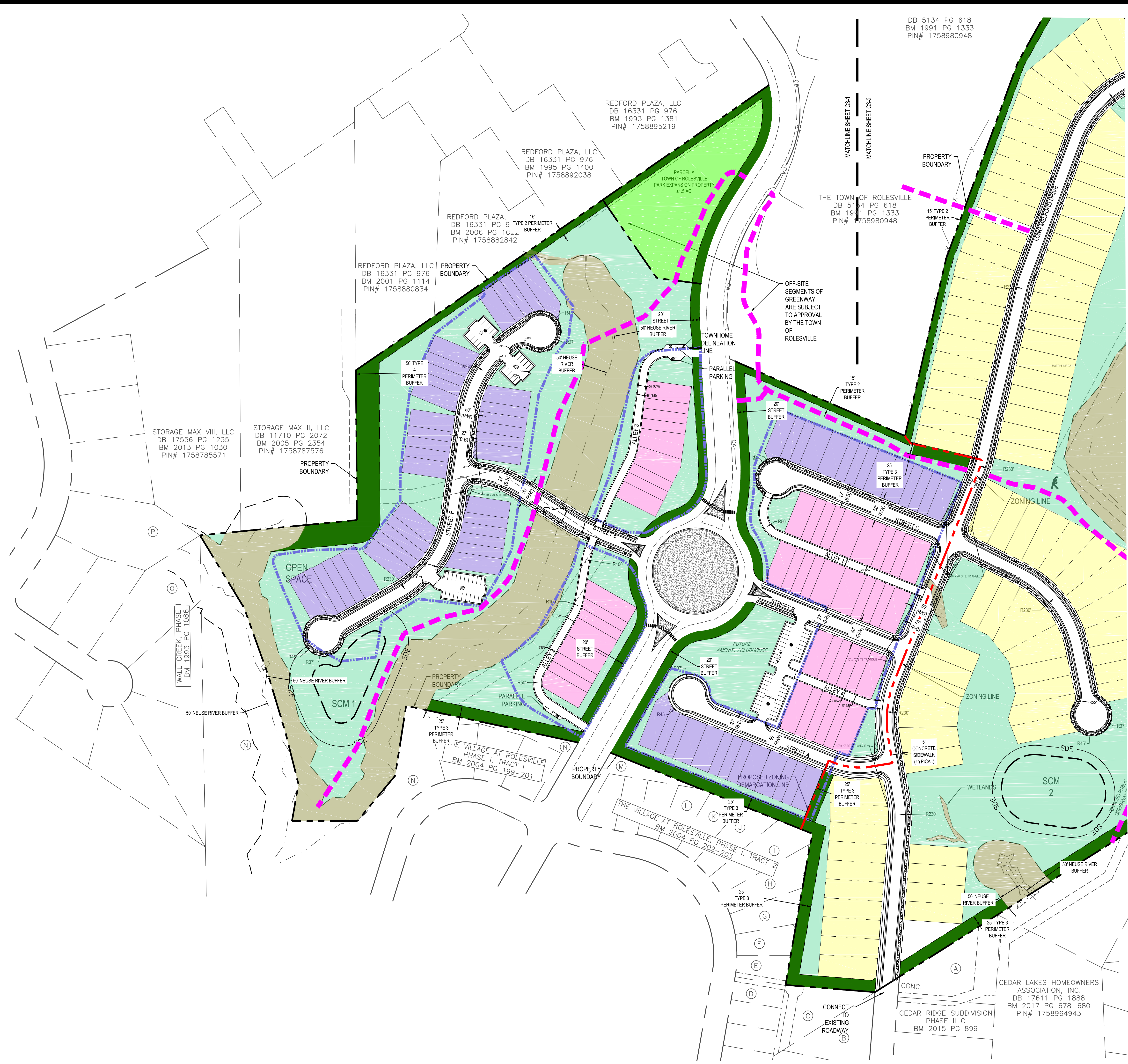
LENNAR CORPORAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE MASTER PLAN
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

OVERALL SITE PLAN

NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 02/23/2023
C3-0

G:\NCA\Projects\Lennar\8430-03 - DWG\PlanSheets\On-Site\WORKING\2023-0223 RESET VIEWS\CS-0 SITE PLAN.dwg Layout: C3-1 ENLARGED SITE PLAN (1 OF 2) Plotted: 2/24/2023 1:57:03 PM

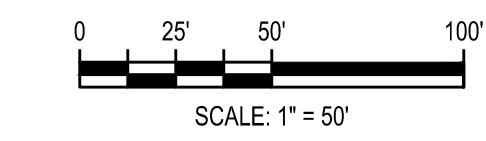


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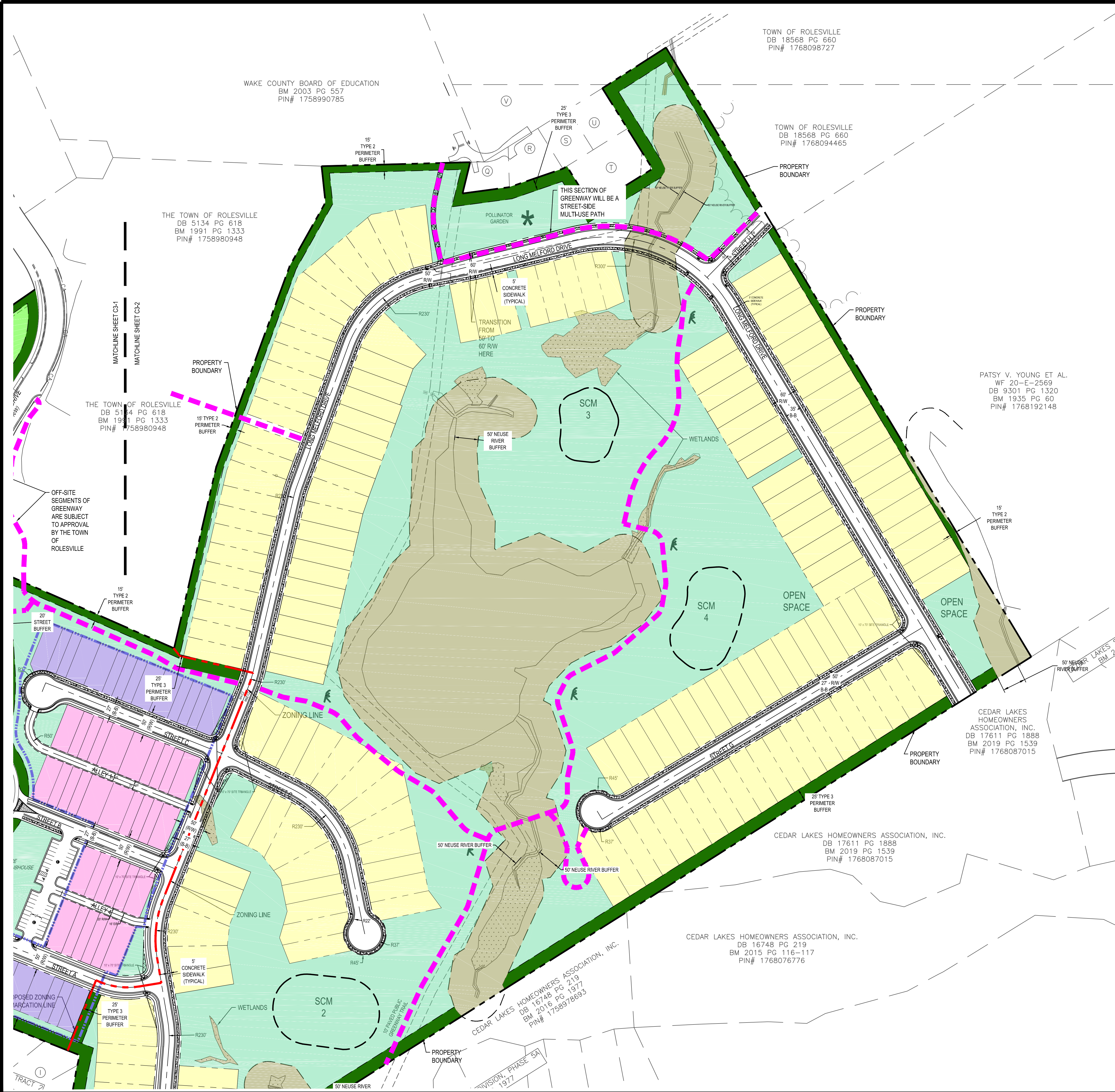
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| LENNAR | |
| CORPORAION | |
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| ENLARGED SITE PLAN | |
| (1 OF 2) | |
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| C3-1 | |

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LEGEND

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- TOWNHOME (ALLEY)
- PARCELS
- * POLLINATOR GARDEN
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| REVIEWED BY: DF | |
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| LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560 | |
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| ENLARGED SITE PLAN (2 OF 2) | |
| NOT FOR CONSTRUCTION FILE NUMBER: 8430-03 DATE: 02/23/2023 | |
| C3-2 | |

