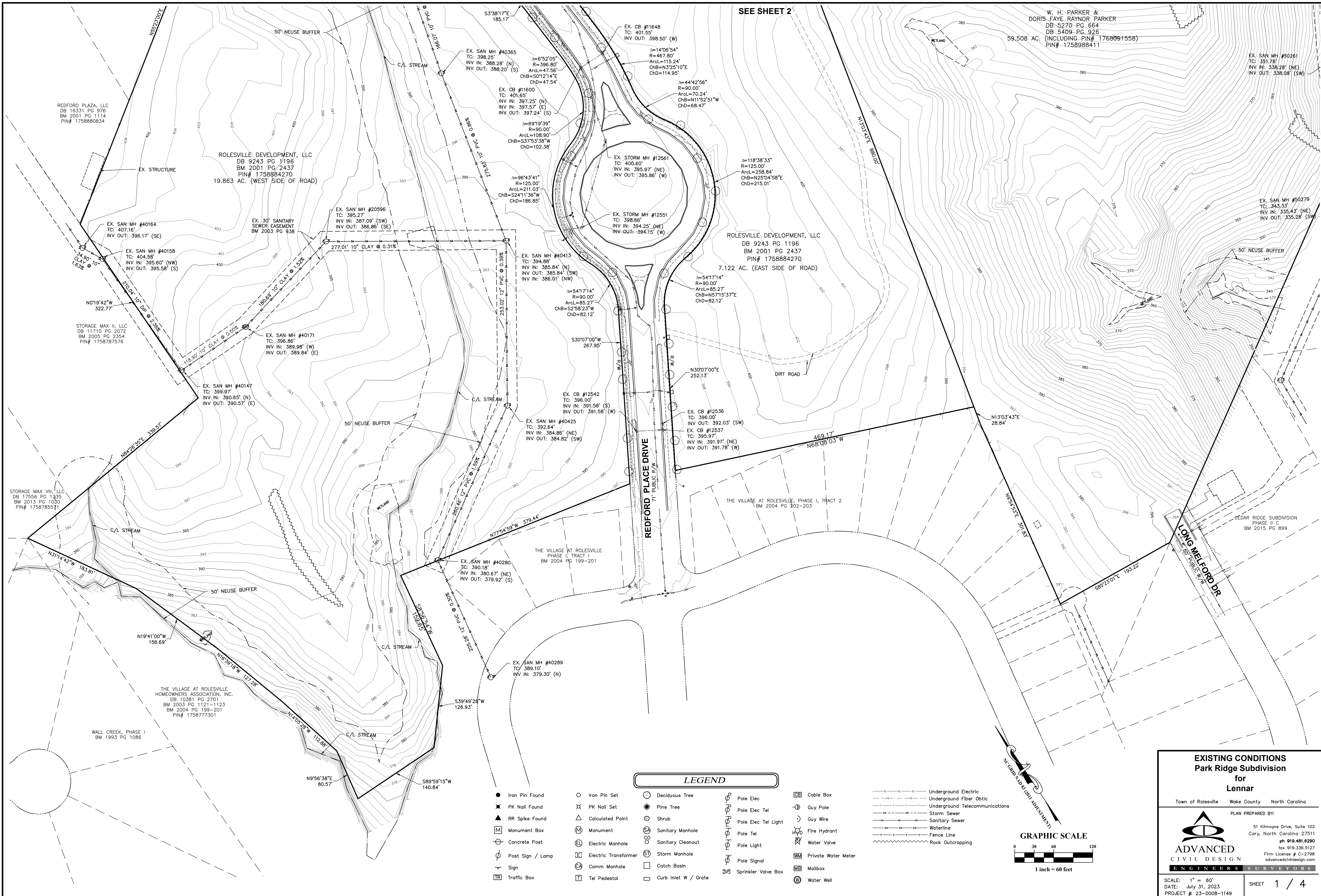








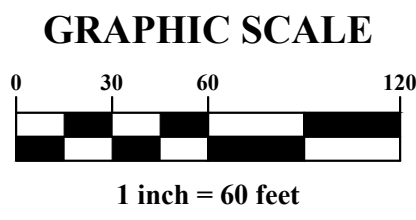




SEE SHEET 2

LEGEND

- |                    |                        |                        |                       |                       |
|--------------------|------------------------|------------------------|-----------------------|-----------------------|
| ● Iron Pin Found   | ○ Iron Pin Set         | ○ Deciduous Tree       | ○ Pole Elec           | □ Cable Box           |
| ✕ PK Nail Found    | ✕ PK Nail Set          | ☼ Pine Tree            | ○ Pole Elec Tel       | ○ Guy Pole            |
| ▲ RR Spike Found   | △ Calculated Point     | ○ Shrub                | ○ Pole Elec Tel Light | ○ Guy Wire            |
| □ Monument Box     | □ Monument             | ○ Sanitary Manhole     | ○ Pole Tel            | ○ Fire Hydrant        |
| ○ Concrete Post    | ○ Electric Manhole     | ○ Sanitary Cleanout    | ○ Pole Light          | ○ Water Valve         |
| ○ Post Sign / Lamp | ○ Electric Transformer | ○ Storm Manhole        | ○ Pole Signal         | ○ Private Water Meter |
| ○ Sign             | ○ Comm Manhole         | □ Catch Basin          | ○ Sprinkler Valve Box | ○ Mailbox             |
| □ Traffic Box      | □ Tel Pedestal         | □ Curb Inlet W / Grate |                       | ○ Water Well          |



**EXISTING CONDITIONS**  
**Park Ridge Subdivision**  
**for**  
**Lennar**

Town of Rolesville Wake County North Carolina

PLAN PREPARED BY:

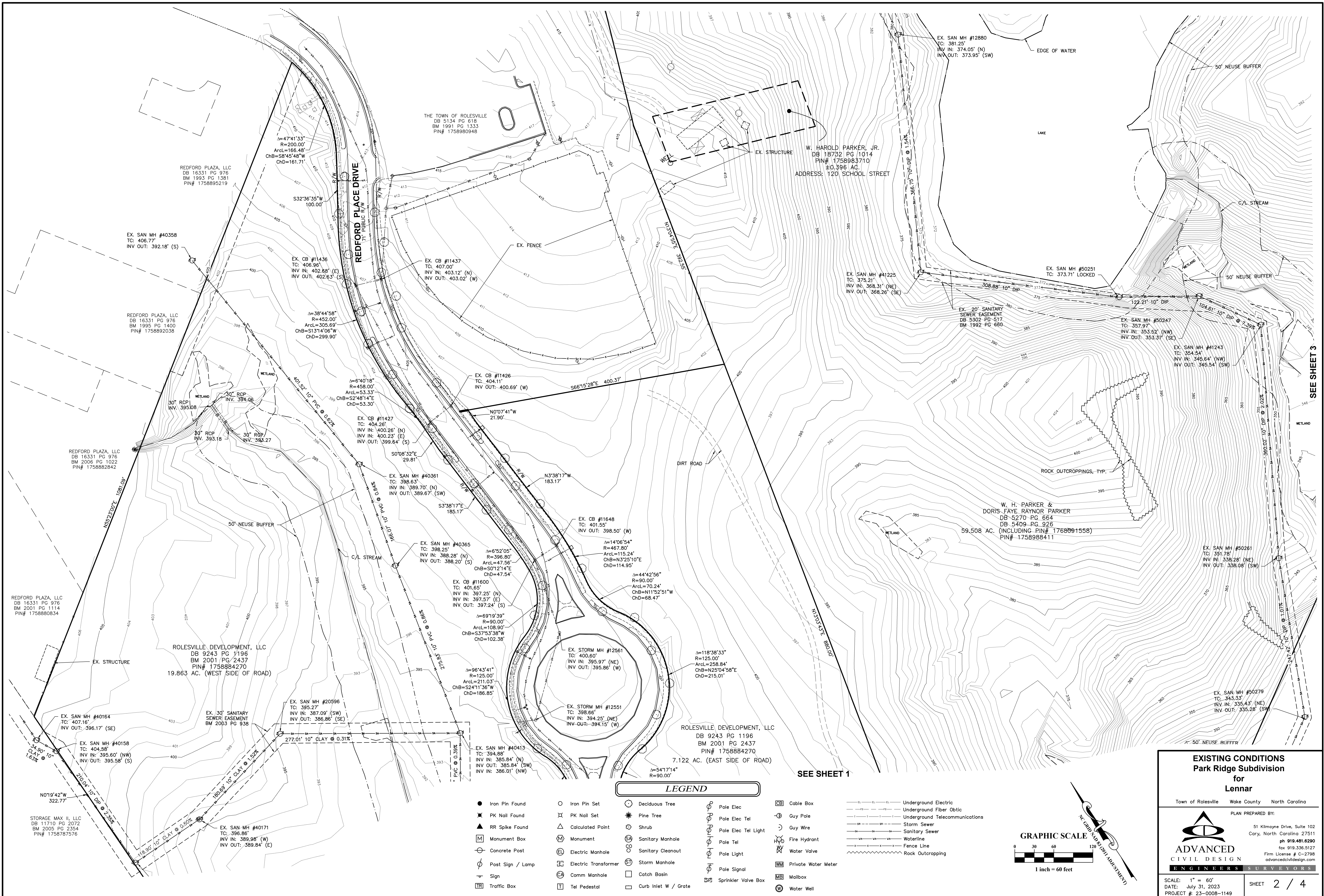
51 Kilmayne Drive, Suite 102  
Cory, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127  
Firm License # C-2798  
advancedcivilsurveyors.com

**ADVANCED**  
**CIVIL DESIGN**  
**ENGINEERS SURVEYORS**

SCALE: 1" = 60'  
DATE: July 31, 2023  
PROJECT #: 23-0008-1149

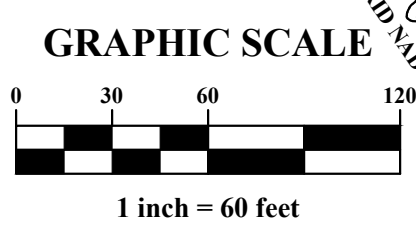
SHEET 1 / 4





LEGEND

- |                    |                        |                        |                       |                       |
|--------------------|------------------------|------------------------|-----------------------|-----------------------|
| ● Iron Pin Found   | ○ Iron Pin Set         | ⊙ Deciduous Tree       | ⊙ Pole Elec           | ⊙ Cable Box           |
| ▲ PK Nail Found    | △ PK Nail Set          | ⊙ Pine Tree            | ⊙ Pole Elec Tel       | ⊙ Guy Pole            |
| ✱ RR Spike Found   | ⊙ Calculated Point     | ⊙ Shrub                | ⊙ Pole Elec Tel Light | ⊙ Guy Wire            |
| ⊙ Monument Box     | ⊙ Monument             | ⊙ Sanitary Manhole     | ⊙ Pole Tel            | ⊙ Fire Hydrant        |
| ⊙ Concrete Post    | ⊙ Electric Manhole     | ⊙ Sanitary Cleanout    | ⊙ Pole Light          | ⊙ Water Valve         |
| ⊙ Post Sign / Lamp | ⊙ Electric Transformer | ⊙ Storm Manhole        | ⊙ Pole Signal         | ⊙ Private Water Meter |
| ⊙ Sign             | ⊙ Comm Manhole         | ⊙ Catch Basin          | ⊙ Sprinkler Valve Box | ⊙ Mailbox             |
| ⊙ Traffic Box      | ⊙ Tel Pedestal         | ⊙ Curb Inlet W / Grate |                       | ⊙ Water Well          |



**EXISTING CONDITIONS**  
**Park Ridge Subdivision**  
**for**  
**Lennar**

Town of Rolesville Wake County North Carolina

PLAN PREPARED BY:

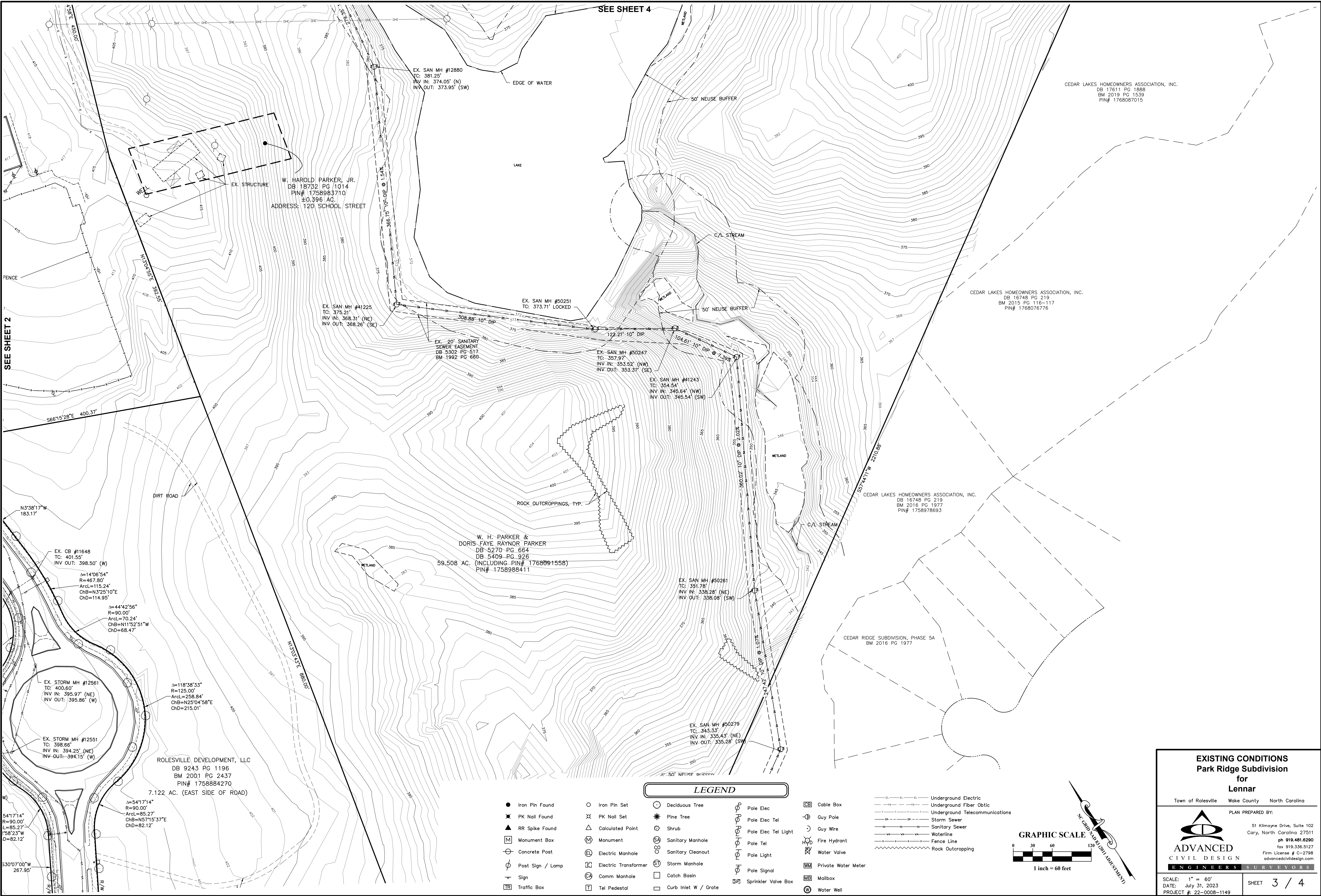
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ENGINEERS SURVEYORS

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SCALE: 1" = 60'  
DATE: July 31, 2023  
PROJECT #: 23-0008-1149

SHEET 2 / 4





EXISTING CONDITIONS

Park Ridge Subdivision  
for  
Lennar

Town of RolesvilleWake CountyNorth Carolina

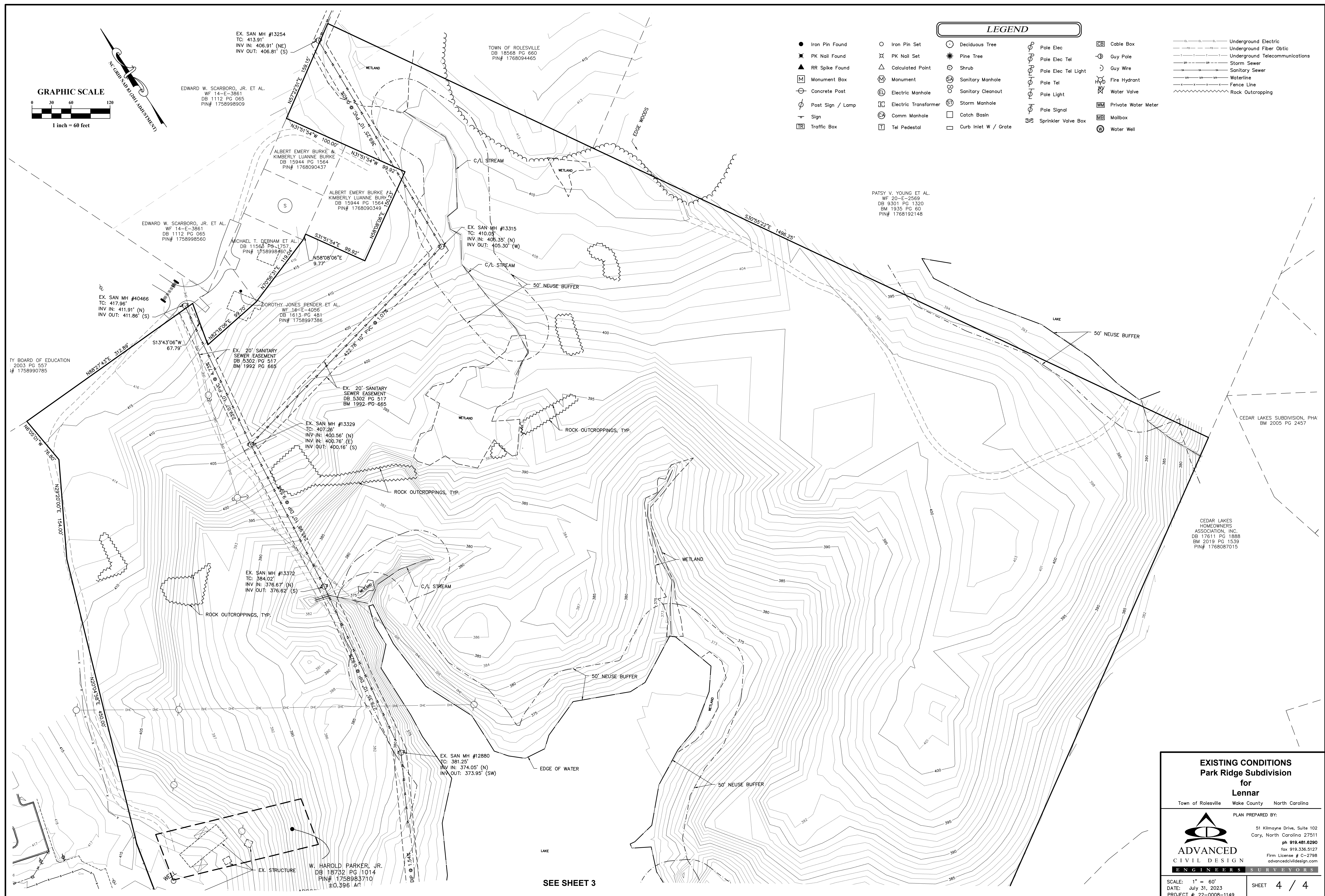
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ENGINEERS SURVEYORS

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Cory, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127  
firm license # C-2798  
advancedcivildesign.com

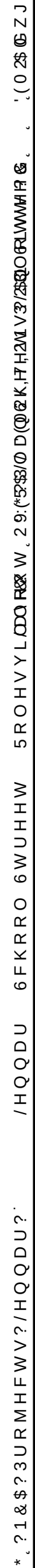
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DATE: July 31, 2023  
PROJECT #: 22-0008-1149

SHEET 3 / 4



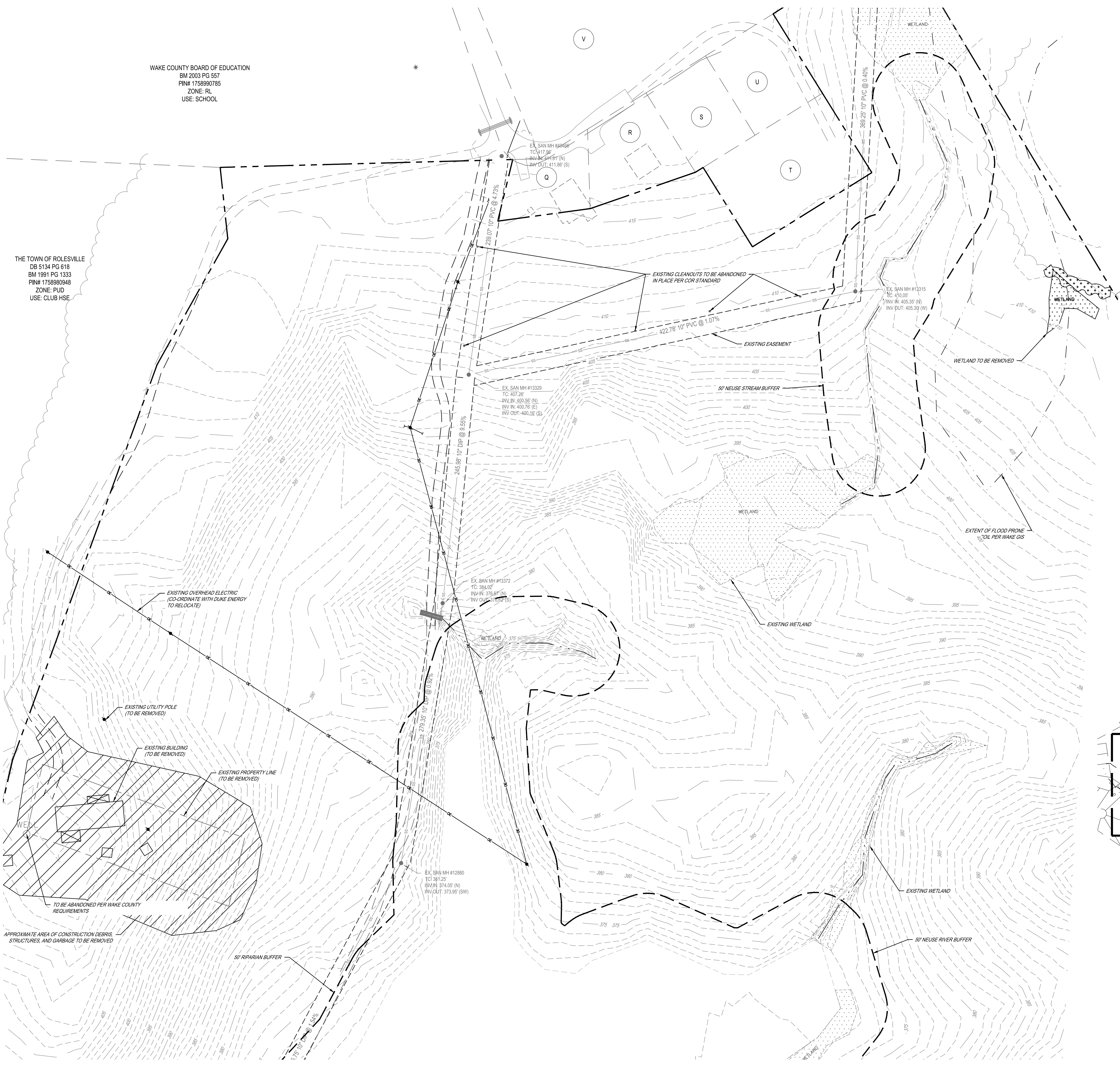




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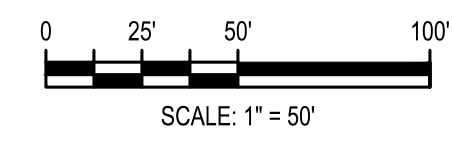
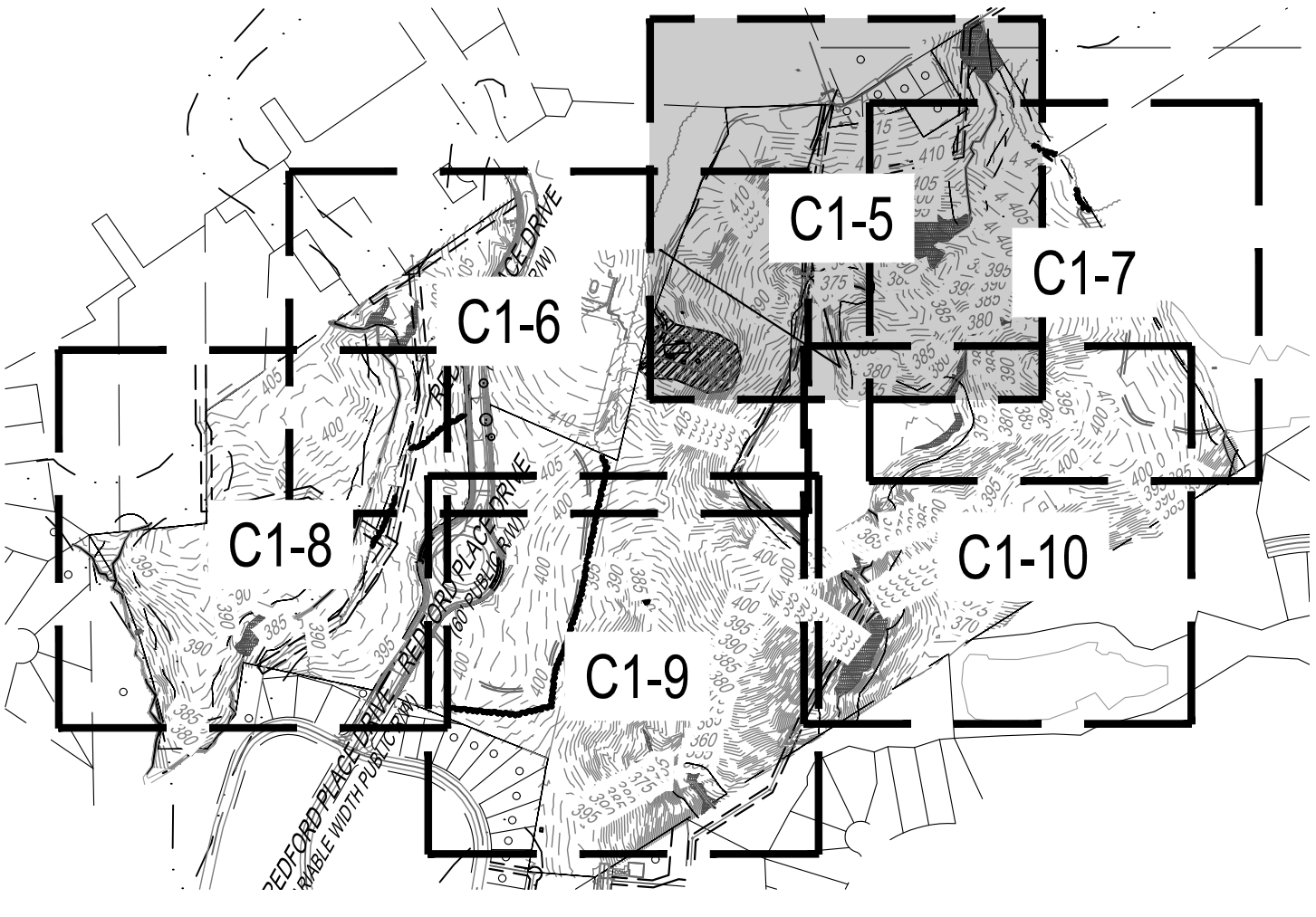
NORTH CAROLINA  
 PROFESSIONAL  
 35( /, 0, 1\$5  
 ENGINEER  
 DEBRA M. FERN  
 127 ) 25  
 & 216758&7  
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 \$7 (,  
 &





**DEMO LEGEND**

|  |                                  |
|--|----------------------------------|
|  | EXISTING WETLAND                 |
|  | STREAM BUFFER                    |
|  | EXISTING DIRT ROAD TO BE REMOVED |
|  | TREE LINE TO BE REMOVED          |
|  | EXISTING SANITARY SEWER EASEMENT |
|  | POST CONST STREAM EASEMENT       |
|  | EXISTING STREAM                  |
|  | EXISTING MAJOR CONTOURS          |
|  | EXISTING MINOR CONTOURS          |
|  | SEE SHEET C1-4 FOR OWNER INFO    |



Know what's below.  
Call before you dig.

|                                                                                                                    |  |
|--------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                    |  |
| 5440 WADE PARK BLVD, SUITE 102<br>RALEIGH NC 27607<br>WWW.BCEINC.COM<br>NC LICENSE #C-4397                         |  |
| <b>LENNAR</b><br><b>CORPORAION</b><br>1100 PERIMETER PARK DRIVE, SUITE 112<br>MORRISVILLE / NORTH CAROLINA / 27560 |  |
| <b>PARKER RIDGE</b><br>82 SCHOOL STREET<br>ROLESVILLE / NORTH CAROLINA / 27571                                     |  |
| <b>ENLARGED</b><br><b>DEMOLITION PLAN</b><br>(1 OF 6)                                                              |  |
|                                                                                                                    |  |
| NOT FOR CONSTRUCTION                                                                                               |  |
| FILE NUMBER:<br>8430-03                                                                                            |  |
| DATE: 08/01/2023                                                                                                   |  |
| <b>C1-5</b>                                                                                                        |  |

|              |        |            |                                |
|--------------|--------|------------|--------------------------------|
| DESIGNED BY: | DF/CD  | 08/01/2023 | PER TOWN OF ROLESVILLE COMMENT |
| DRAWN BY:    | DF/JWM | 06/01/2023 | INITIAL SUBMITTAL              |
| REVIEWED BY: | DF     | REV        |                                |
|              |        | △          |                                |
|              |        | △          |                                |
|              |        | △          |                                |
|              |        | △          |                                |



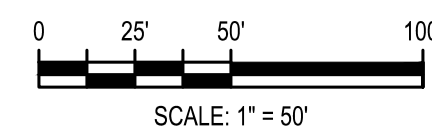
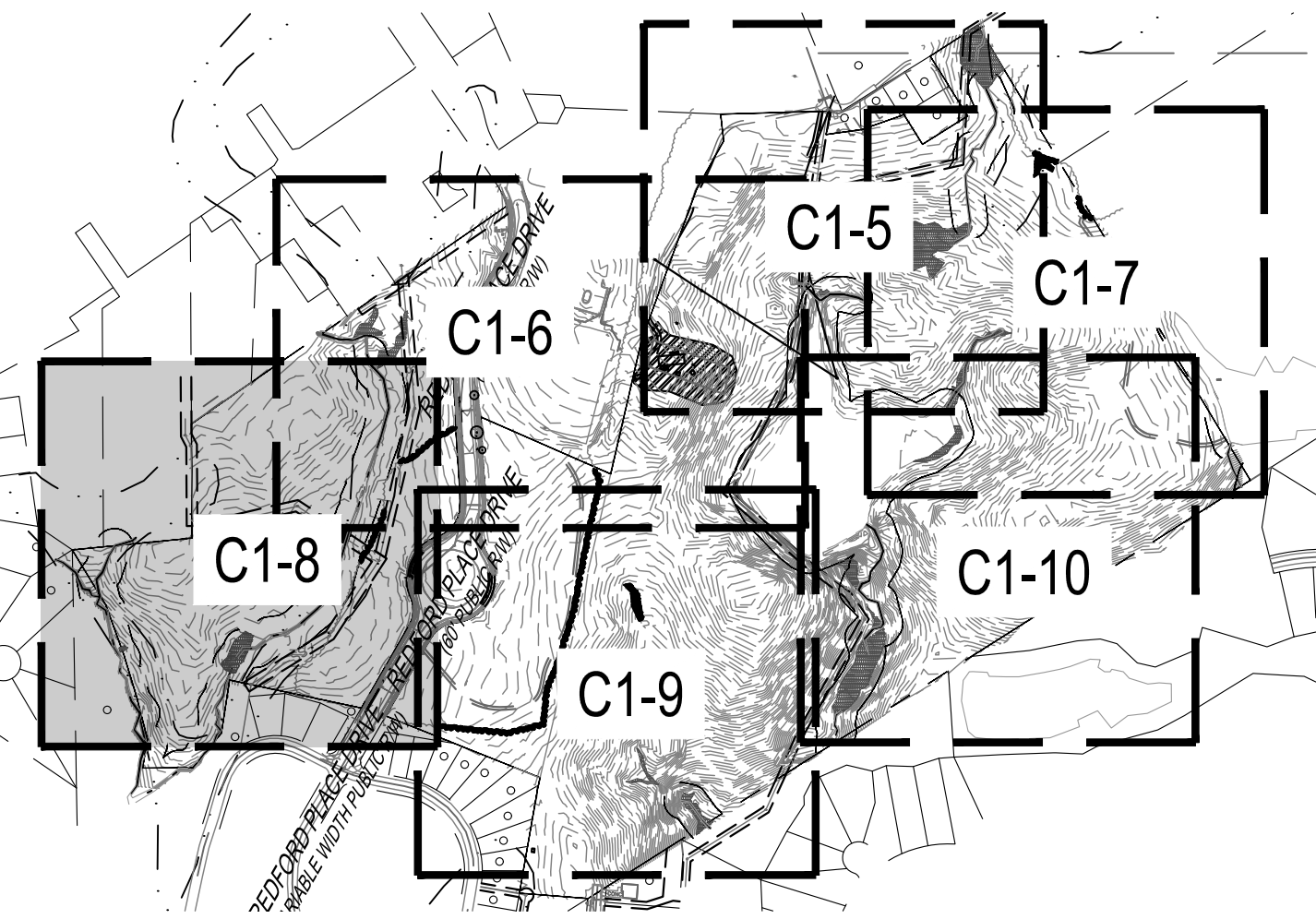
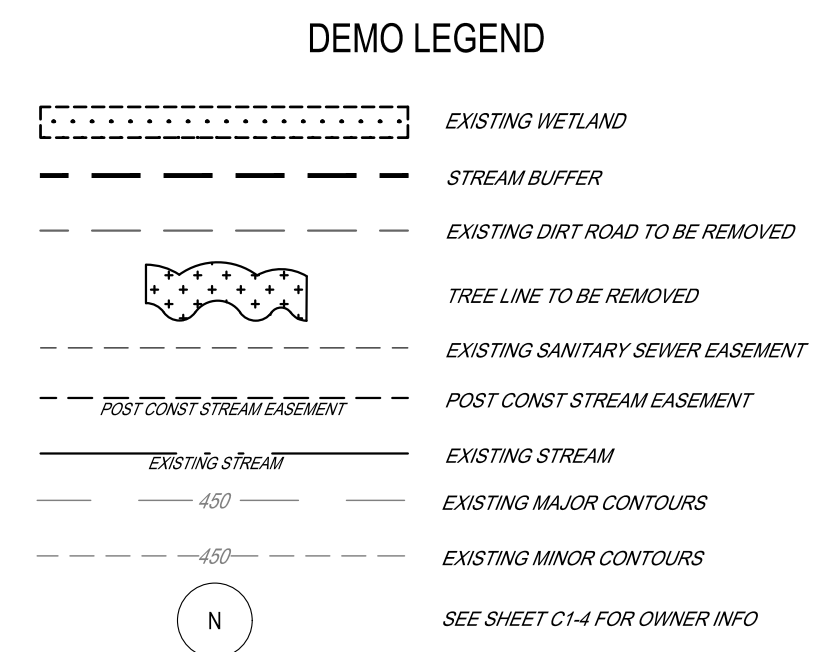


|                                                                                       |  |                                                         |  |                                                                                        |  |                                                                                                                                           |  |                                                                                                                                                                                        |  |                                                                          |  |                              |                              |                                                                |
|---------------------------------------------------------------------------------------|--|---------------------------------------------------------|--|----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|------------------------------|------------------------------|----------------------------------------------------------------|
|  |  | <p><b>ENLARGED<br/>DEMOLITION PLAN</b><br/>(2 OF 6)</p> |  | <p><b>PARKER RIDGE</b><br/>82 SOUTH STREET<br/>ROLESVILLE / NORTH CAROLINA / 27571</p> |  | <p><b>LENNAR<br/>CORPORATION</b><br/>1109 PARKVIEW PARK DRIVE, SUITE 112<br/>RALEIGH NC 27601<br/>704.486.4644<br/>NC LICENSE RC-4387</p> |  |  <p>5440 WADE PARK BLVD, SUITE 102<br/>RALEIGH NC 27601<br/>704.486.4644<br/>NC LICENSE RC-4387</p> |  | <p>DESIGNED BY: DF/CD</p> <p>DRAWN BY: DF/JWM</p> <p>REVIEWED BY: DF</p> |  | <p>08/01/2023</p> <p>REV</p> | <p>08/01/2023</p> <p>REV</p> | <p>PER TOWN OF ROLESVILLE COMMENT</p> <p>INITIAL SUBMITTAL</p> |
| <p><b>C1-6</b></p>                                                                    |  |                                                         |  |                                                                                        |  |                                                                                                                                           |  |                                                                                                                                                                                        |  |                                                                          |  |                              |                              |                                                                |









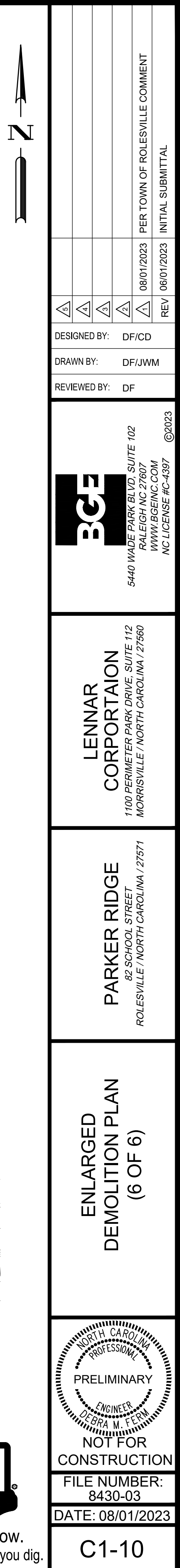
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|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------|------------|--------------------------------|
|  <p>5440 WADE PARK BLVD, SUITE 102<br/>RALEIGH NC 27607<br/>WWW.BGEINC.COM<br/>NC LICENSE #C-4397</p> | <p>©2023</p>                                                                            | DESIGNED BY:                                                                                                          | DF/CD      | 08/01/2023 | PER TOWN OF ROLESVILLE COMMENT |
|                                                                                                                                                                                          |                                                                                         | DRAWN BY:                                                                                                             | DF/JWM     |            |                                |
|                                                                                                                                                                                          |                                                                                         | REVIEWED BY:                                                                                                          | DF         |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
| <p><b>ENLARGED<br/>DEMOLITION PLAN<br/>(4 OF 6)</b></p>                                                                                                                                  | <p><b>PARKER RIDGE</b><br/>82 SCHOOL STREET<br/>ROLESVILLE / NORTH CAROLINA / 27571</p> | <p><b>LENNAR<br/>CORPORAION</b><br/>1100 PERIMETER PARK DRIVE, SUITE 112<br/>MORRISVILLE / NORTH CAROLINA / 27560</p> |            |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
|  <p><b>PRELIMINARY</b><br/><b>NOT FOR<br/>CONSTRUCTION</b></p>                                      | <p><b>C1-8</b></p>                                                                      |                                                                                                                       |            |            |                                |
|                                                                                                                                                                                          |                                                                                         | FILE NUMBER:                                                                                                          | 8430-03    |            |                                |
|                                                                                                                                                                                          |                                                                                         | DATE:                                                                                                                 | 08/01/2023 |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |
|                                                                                                                                                                                          |                                                                                         |                                                                                                                       |            |            |                                |

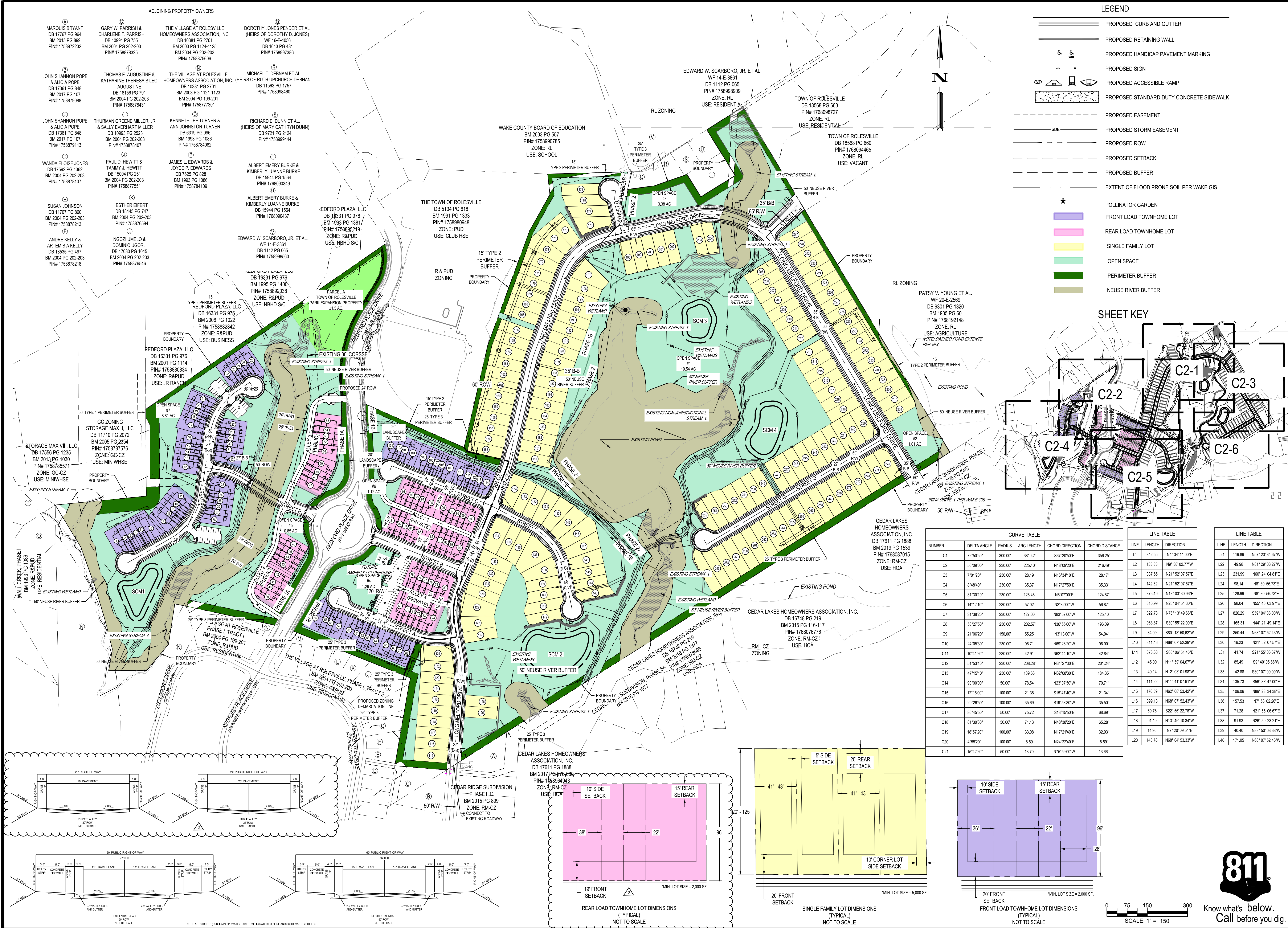




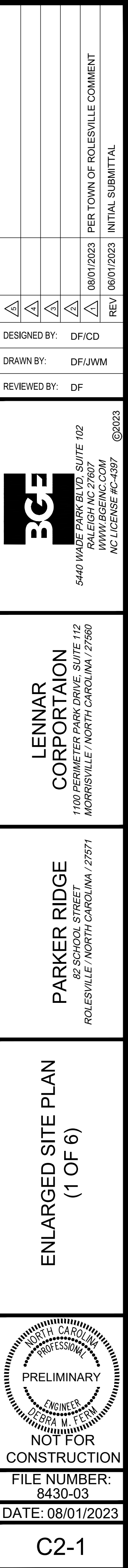




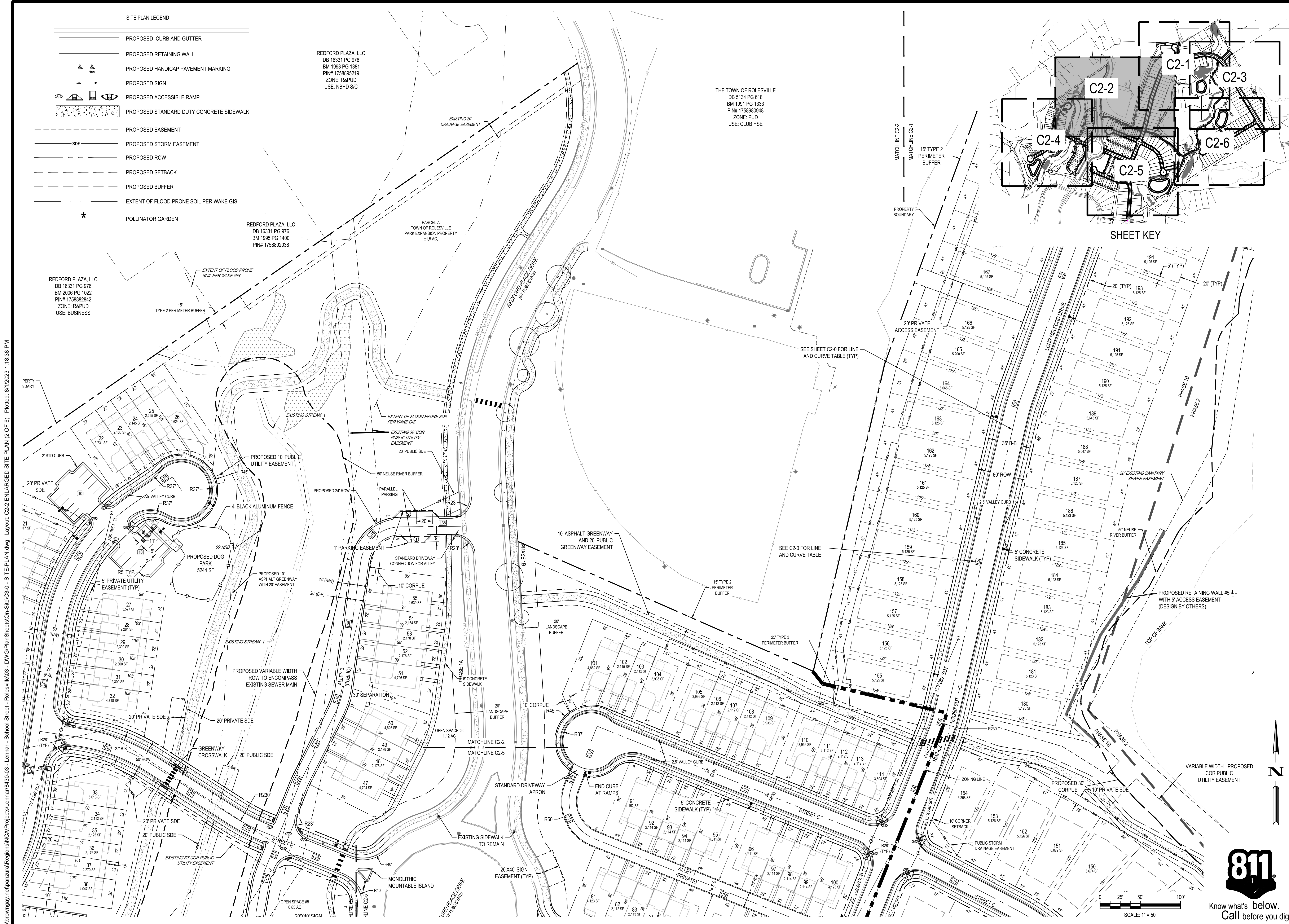
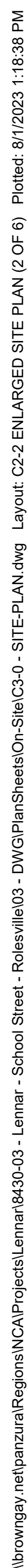


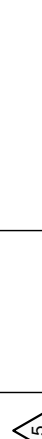






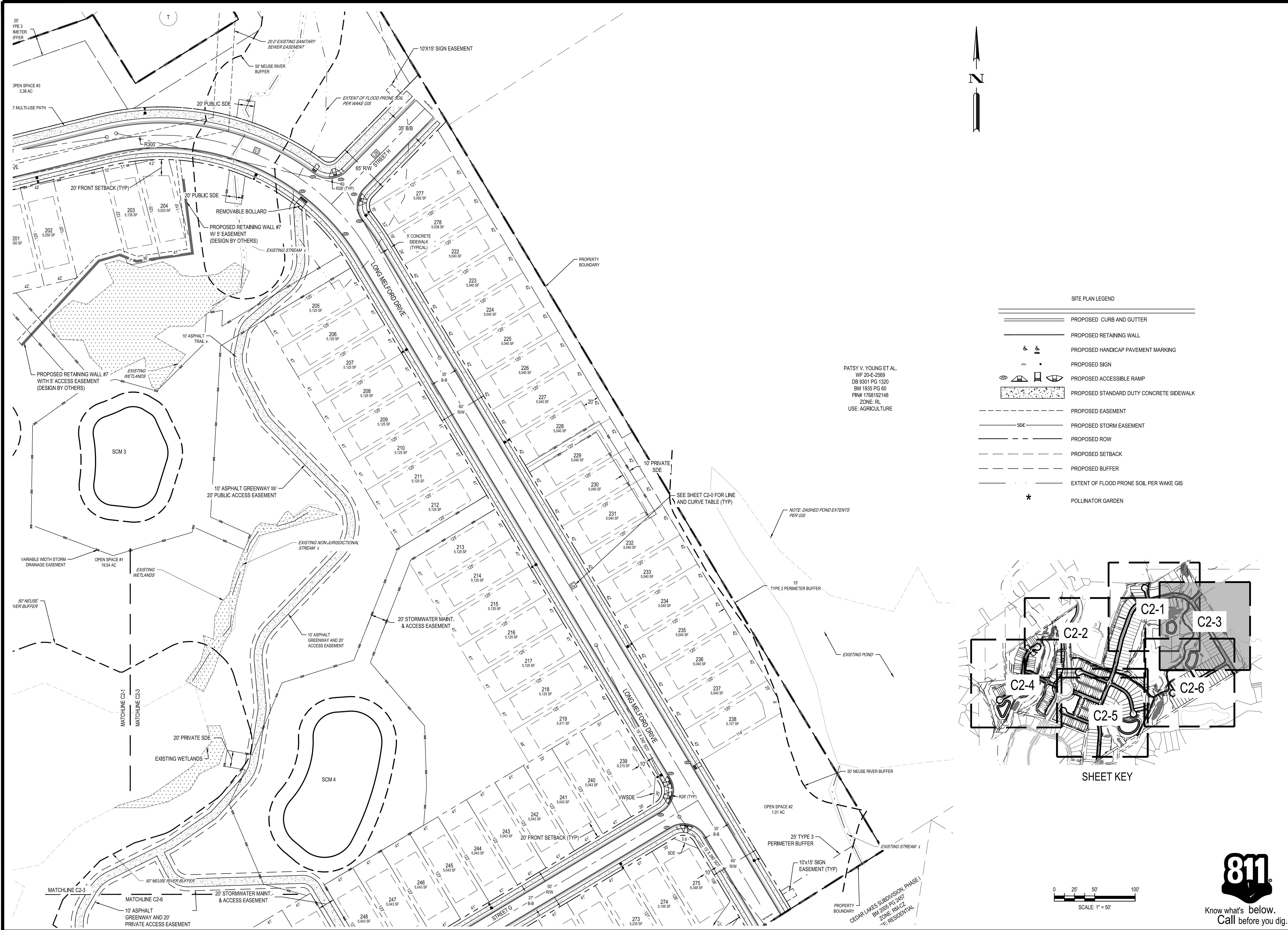




|                                                                                                      |  |                    |                 |                                |
|------------------------------------------------------------------------------------------------------|--|--------------------|-----------------|--------------------------------|
|                   |  | DESIGNED BY: DF/CD | 08/01/2023      | PER TOWN OF ROLESVILLE COMMENT |
| 5440 WADE PARK BLVD. SUITE 102<br>RALEIGH NC 27607<br>WWW.BCEINC.COM<br>NC LICENSE #C-4397           |  | DRAWN BY: DF/JWM   | REV: 06/01/2023 | INITIAL SUBMITTAL              |
| LENNAR<br>CORPORAION<br>1100 PERIMETER PARK DRIVE, SUITE 112<br>MORRISVILLE / NORTH CAROLINA / 27560 |  | REVIEWED BY: DF    | ©2023           |                                |
| PARKER RIDGE<br>82 SCHOOL STREET<br>ROLESVILLE / NORTH CAROLINA / 27571                              |  |                    |                 |                                |
| ENLARGED SITE PLAN<br>(2 OF 6)                                                                       |  |                    |                 |                                |
|                 |  |                    |                 |                                |
| PRELIMINARY<br>NOT FOR<br>CONSTRUCTION                                                               |  |                    |                 |                                |
| FILE NUMBER:<br>8430-03                                                                              |  |                    |                 |                                |
| DATE: 08/01/2023                                                                                     |  |                    |                 |                                |
| C2-2                                                                                                 |  |                    |                 |                                |



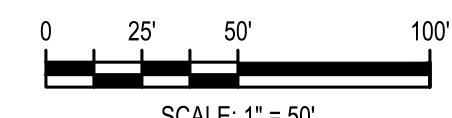
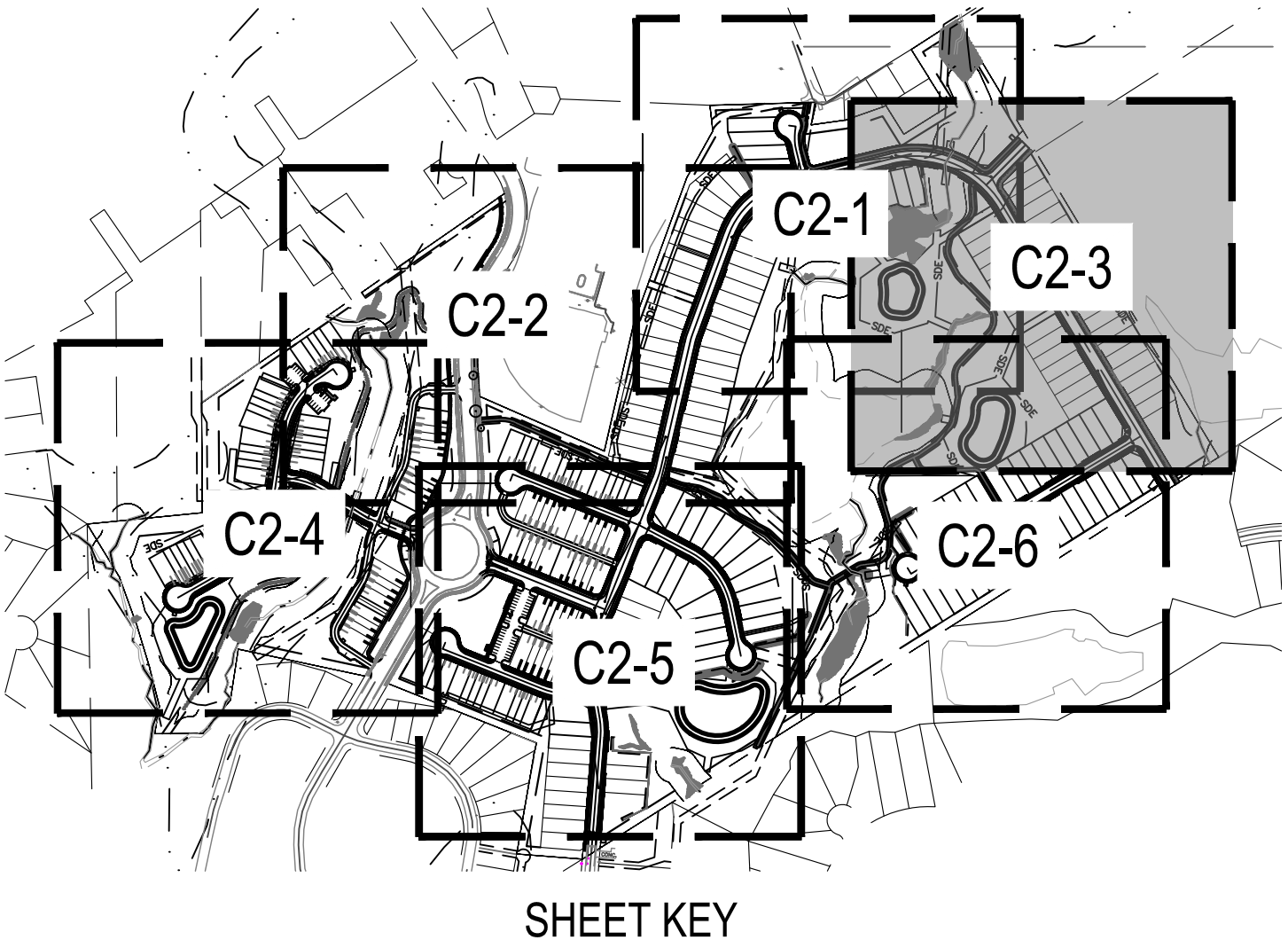
\\browngay.net\panzura\Regions\INCA\Projects\Lennar\8430-03 - Lennar - School Street - DWG\PlanSheets\On-Site\C2-3-0 - SITE-PLAN.dwg Layout: C2-3 ENLARGED SITE PLAN (3 OF 6) Plotted: 8/1/2023 1:18:51 PM



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 EASEMENT
- PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- POLLINATOR GARDEN

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



**811**  
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|                                             |  |
|---------------------------------------------|--|
| DESIGNED BY: DFI/CD                         |  |
| DRAWN BY: DFI/JWM                           |  |
| REVIEWED BY: DFI                            |  |
| REV 06/01/2023 INITIAL SUBMITTAL            |  |
| 08/01/2023 PER TOWN OF ROLESVILLE COMMENT   |  |
| 08/01/2023 REV 06/01/2023 INITIAL SUBMITTAL |  |

5440 WADE PARK BLVD, SUITE 102  
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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 SITE PLAN**  
(3 OF 7)

NOT FOR CONSTRUCTION

FILE NUMBER:  
8430-03

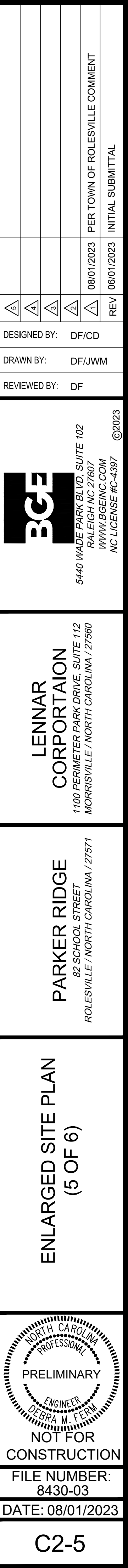
DATE: 08/01/2023

**C2-3**

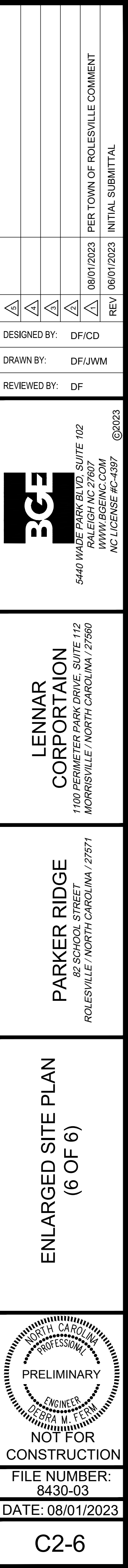














\\browngay.net\panzura\Regions\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Layout: C2-7 PHASING PLAN.dwg Plotted: 8/1/2023 1:24:42 PM



**LEGEND**

PHASE LINE

PHASE 1A

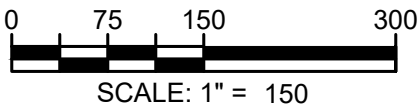
PHASE 1B

PHASE 2

| PHASE DATA TABLE |       |
|------------------|-------|
| PHASE 1A         |       |
| NUMBER OF LOTS   | 38    |
| PARKING SPOTS    | 129   |
| OPEN SPACE (AC)  | 9.54  |
| PHASE 1B         |       |
| NUMBER OF LOTS   | 159   |
| PARKING SPOTS    | 135   |
| OPEN SPACE (AC)  | 11.91 |
| PHASE 2          |       |
| NUMBER OF LOTS   | 78    |
| OPEN SPACE (AC)  | 21.17 |



TOTAL AREA OF TOWNHOMES: 14.42 AC



**PHASING PLAN**

PRELIMINARY

ENGINEER  
FEDRA M. FERNANDEZ

NOT FOR CONSTRUCTION

FILE NUMBER:  
8430-03

DATE: 08/01/2023

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

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

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

REV

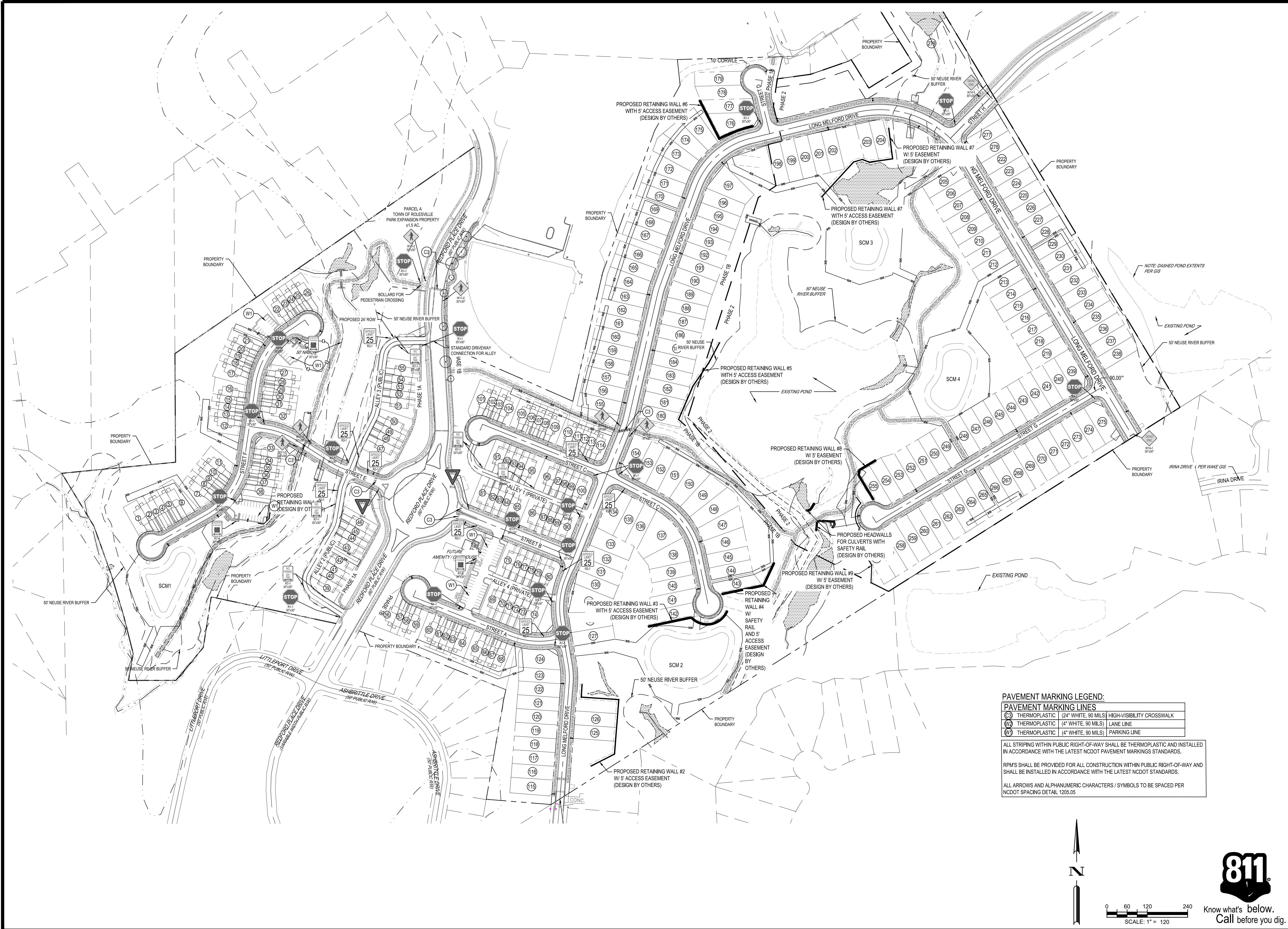
08/01/2023 PER TOWN OF ROLESVILLE COMMENT

06/01/2023 INITIAL SUBMITTAL

**BCE**

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RALEIGH NC 27607  
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NC LICENSE #C-4397



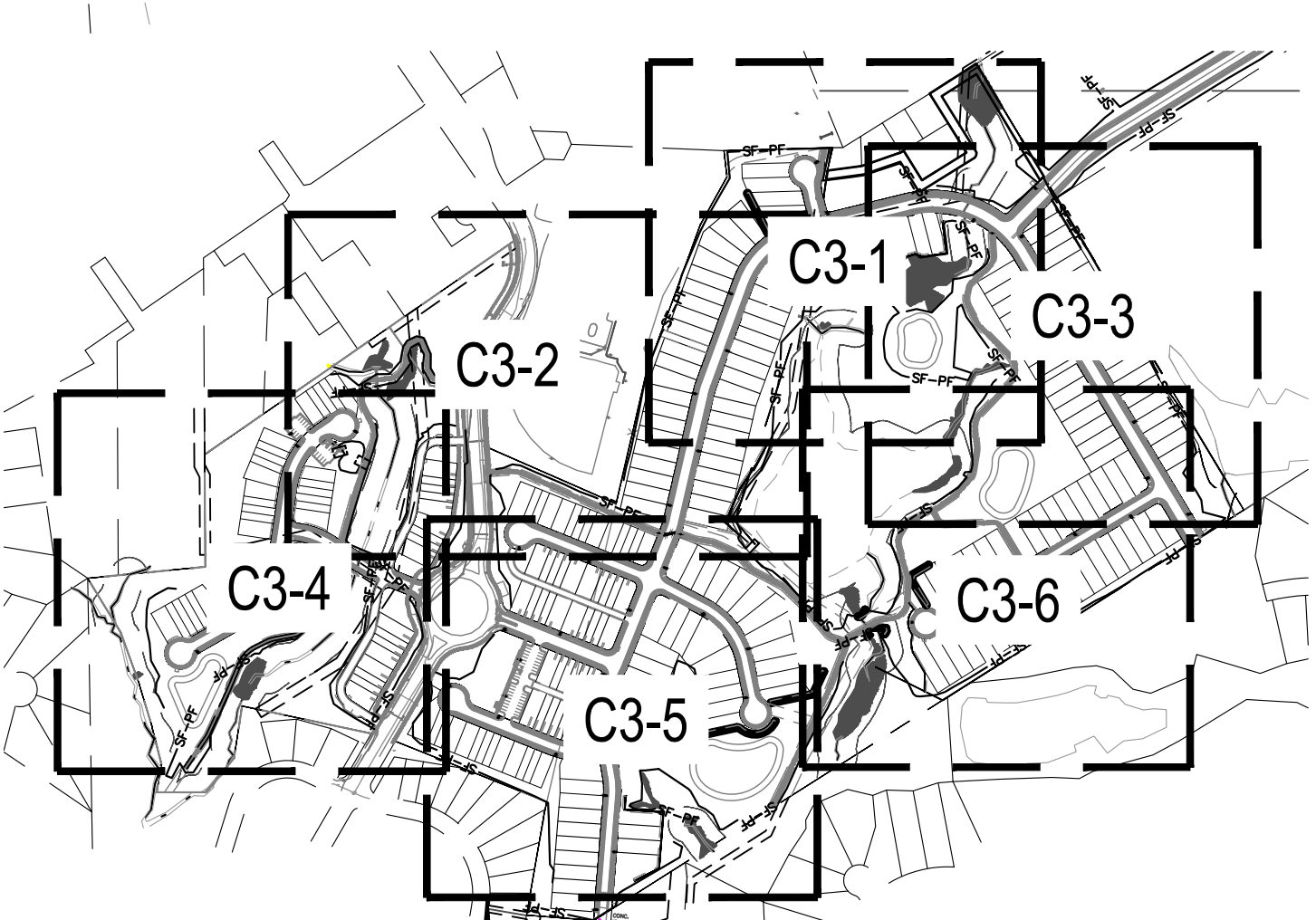
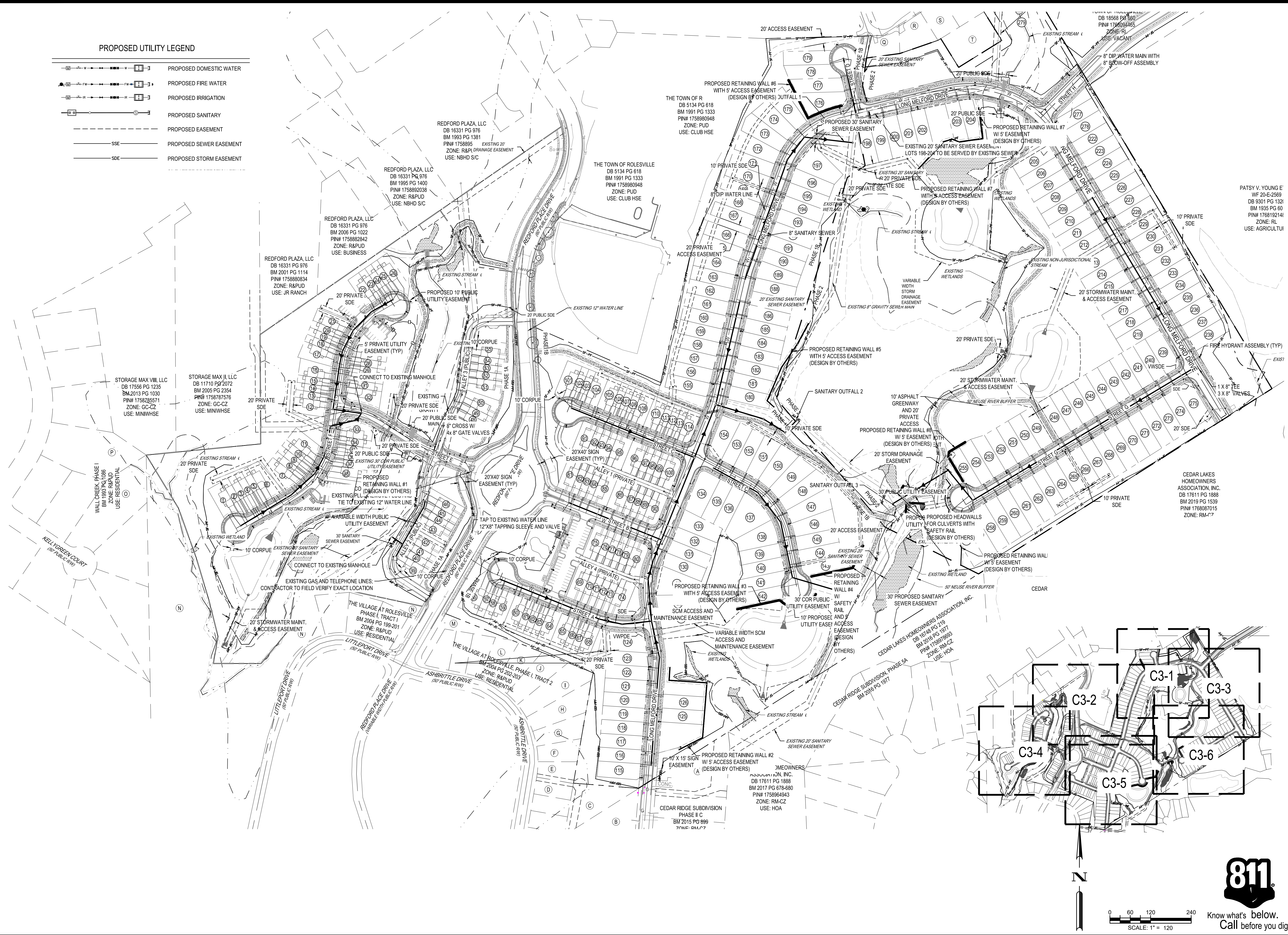
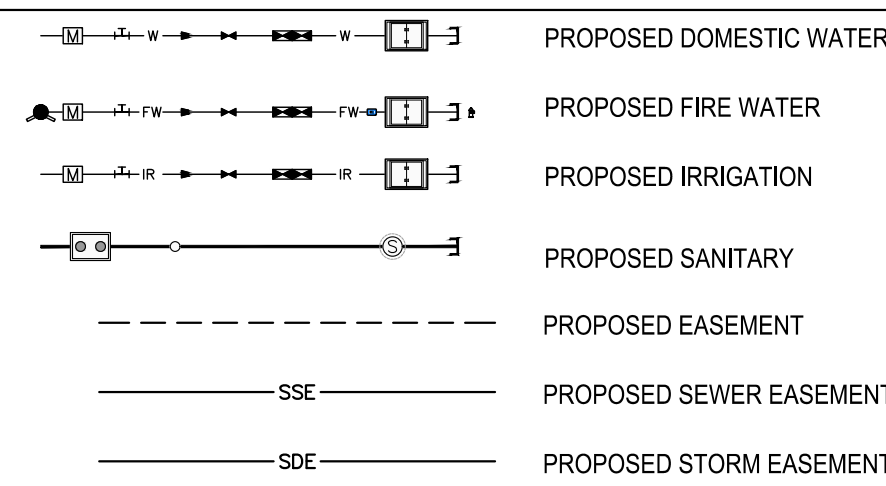


|                                                                                                                                                                                                         |              |                                                                             |                         |                              |            |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------|-------------------------|------------------------------|------------|--------------------------------|
| <br><br>5440 WADE PARK BLVD, SUITE 102<br>RALEIGH NC 27607<br>1116 LINDSEY CIRCLE<br>NC LICENSE PC-A397<br><br>©2023 | DESIGNED BY: | DF/CD                                                                       | 08/01/2023              | REV                          | 06/01/2023 | PER TOWN OF ROLESVILLE COMMENT |
|                                                                                                                                                                                                         | DRAWN BY:    | DF/JWM                                                                      |                         |                              |            |                                |
|                                                                                                                                                                                                         | REVIEWED BY: | DF                                                                          |                         |                              |            |                                |
|                                                                                                                                                                                                         |              |                                                                             |                         |                              |            |                                |
|                                                                                                                                                                                                         |              |                                                                             |                         |                              |            |                                |
| LENNAR<br>CORPORAION<br><br>1100 PERIMETER PARK DRIVE, SUITE 112<br>MORRISVILLE / NORTH CAROLINA / 27560                                                                                                |              | PARKER RIDGE<br><br>82 SCHOOL STREET<br>ROLESVILLE / NORTH CAROLINA / 27571 |                         | SIGNAGE AND STRIPING<br>PLAN |            |                                |
| <br>PRELIMINARY<br>NOT FOR<br>CONSTRUCTION                                                                         |              |                                                                             | FILE NUMBER:<br>8430-03 |                              |            |                                |
| DATE: 08/01/2023                                                                                                                                                                                        |              |                                                                             | C2-8                    |                              |            |                                |



\\browngay.net\panzura\Regions\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Utill-PLAN.dwg Layout: C3-0 OVERALL UTILITY PLAN Plotted: 8/1/2023 2:27:44 PM

PROPOSED UTILITY LEGEND

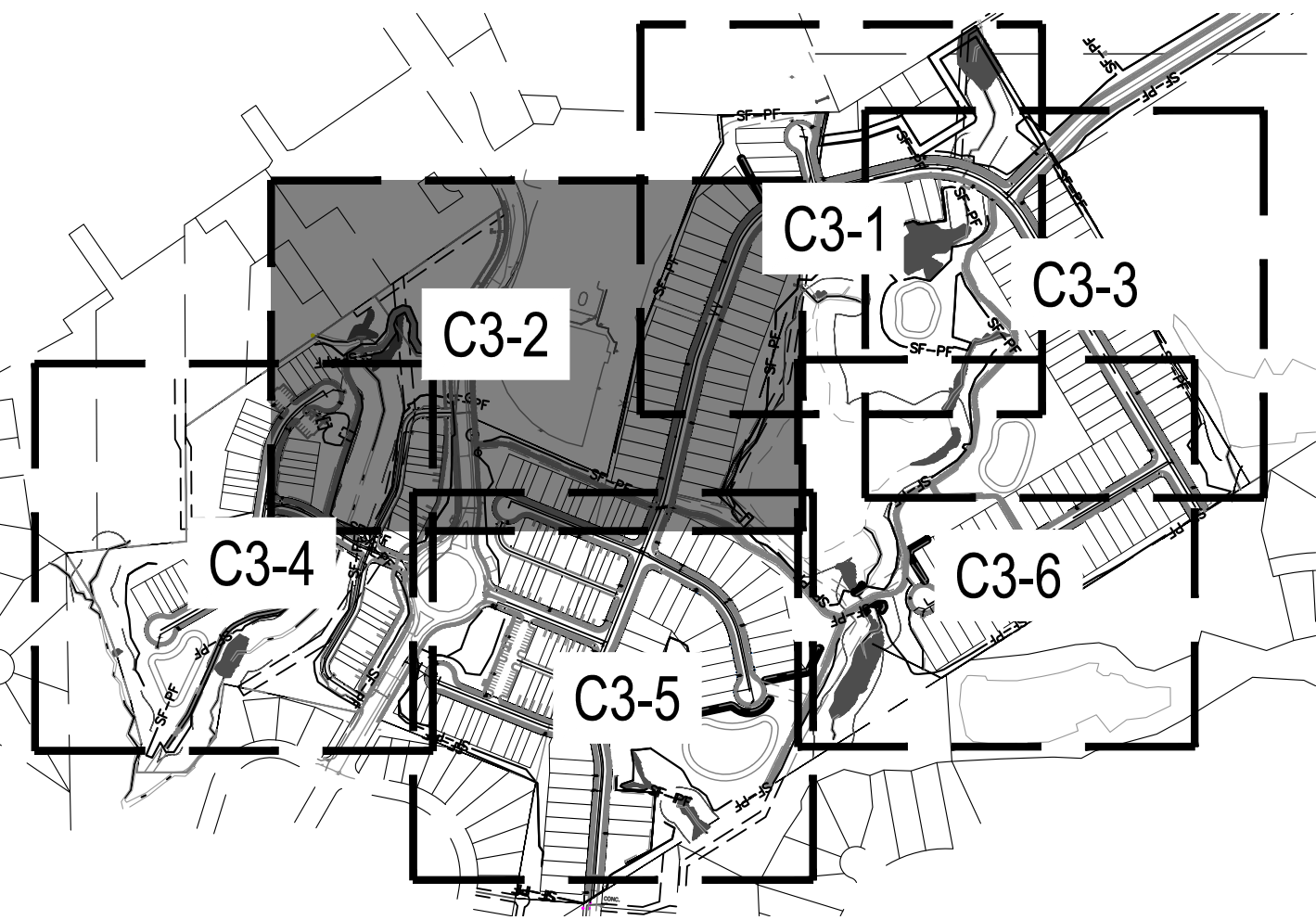


|                                                                                            |  |                                |  |
|--------------------------------------------------------------------------------------------|--|--------------------------------|--|
| DESIGNED BY: DF/CD                                                                         |  | PER TOWN OF ROLESVILLE COMMENT |  |
| DRAWN BY: DF/JWM                                                                           |  | REV                            |  |
| REVIEWED BY: DF                                                                            |  | 08/01/2023                     |  |
| 09/01/2023                                                                                 |  | INITIAL SUBMITTAL              |  |
| <b>BCE</b>                                                                                 |  |                                |  |
| 5440 WADE PARK BLVD, SUITE 102<br>RALEIGH NC 27607<br>WWW.BCEINC.COM<br>NC LICENSE #C-4397 |  |                                |  |
| <b>LENNAR</b>                                                                              |  |                                |  |
| CORPORAION                                                                                 |  |                                |  |
| 1100 PERIMETER PARK DRIVE, SUITE 112<br>MORRISVILLE / NORTH CAROLINA / 27560               |  |                                |  |
| <b>PARKER RIDGE</b>                                                                        |  |                                |  |
| 82 SCHOOL STREET<br>ROLESVILLE / NORTH CAROLINA / 27571                                    |  |                                |  |
| OVERALL UTILITY PLAN                                                                       |  |                                |  |
|                                                                                            |  |                                |  |
| NOT FOR CONSTRUCTION                                                                       |  |                                |  |
| FILE NUMBER: 8430-03                                                                       |  |                                |  |
| DATE: 08/01/2023                                                                           |  |                                |  |
| C3-0                                                                                       |  |                                |  |

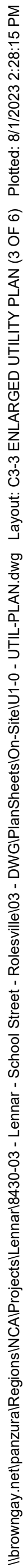






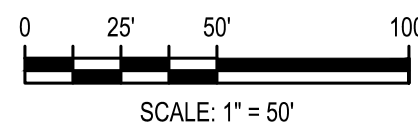
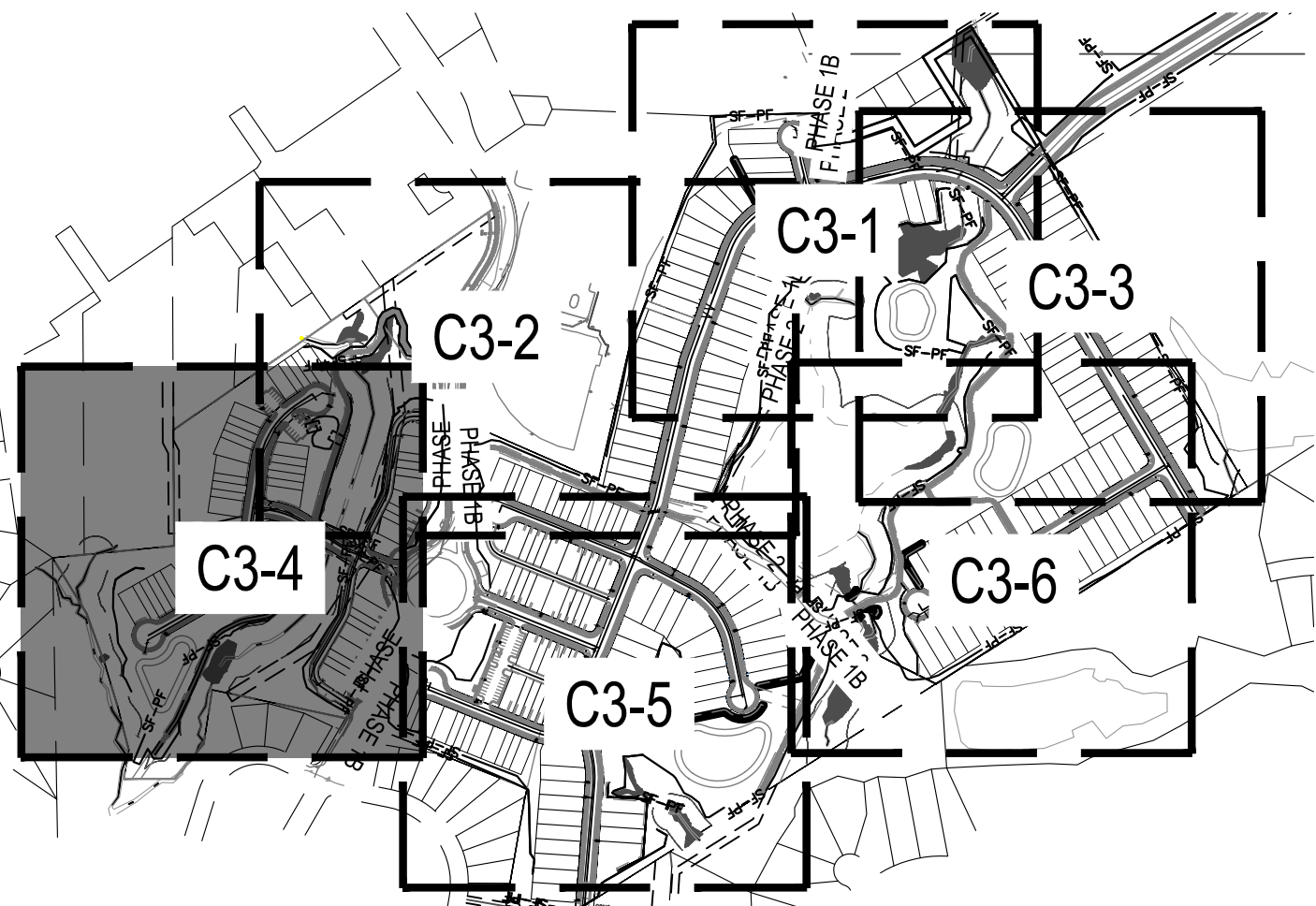
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PROPOSED UTILITY LEGEND

- |  |                              |
|--|------------------------------|
|  | PROPOSED DOMESTIC WATER      |
|  | PROPOSED FIRE WATER          |
|  | PROPOSED IRRIGATION          |
|  | PROPOSED SANITARY            |
|  | PROPOSED EASEMENT            |
|  | PROPOSED SEWER EASEMENT      |
|  | PROPOSED STORM EASEMENT      |
|  | SILT / TREE PROTECTION FENCE |



ENLARGED UTILITY  
PLAN (4 OF 6)

PARKER RIDGE  
82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

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

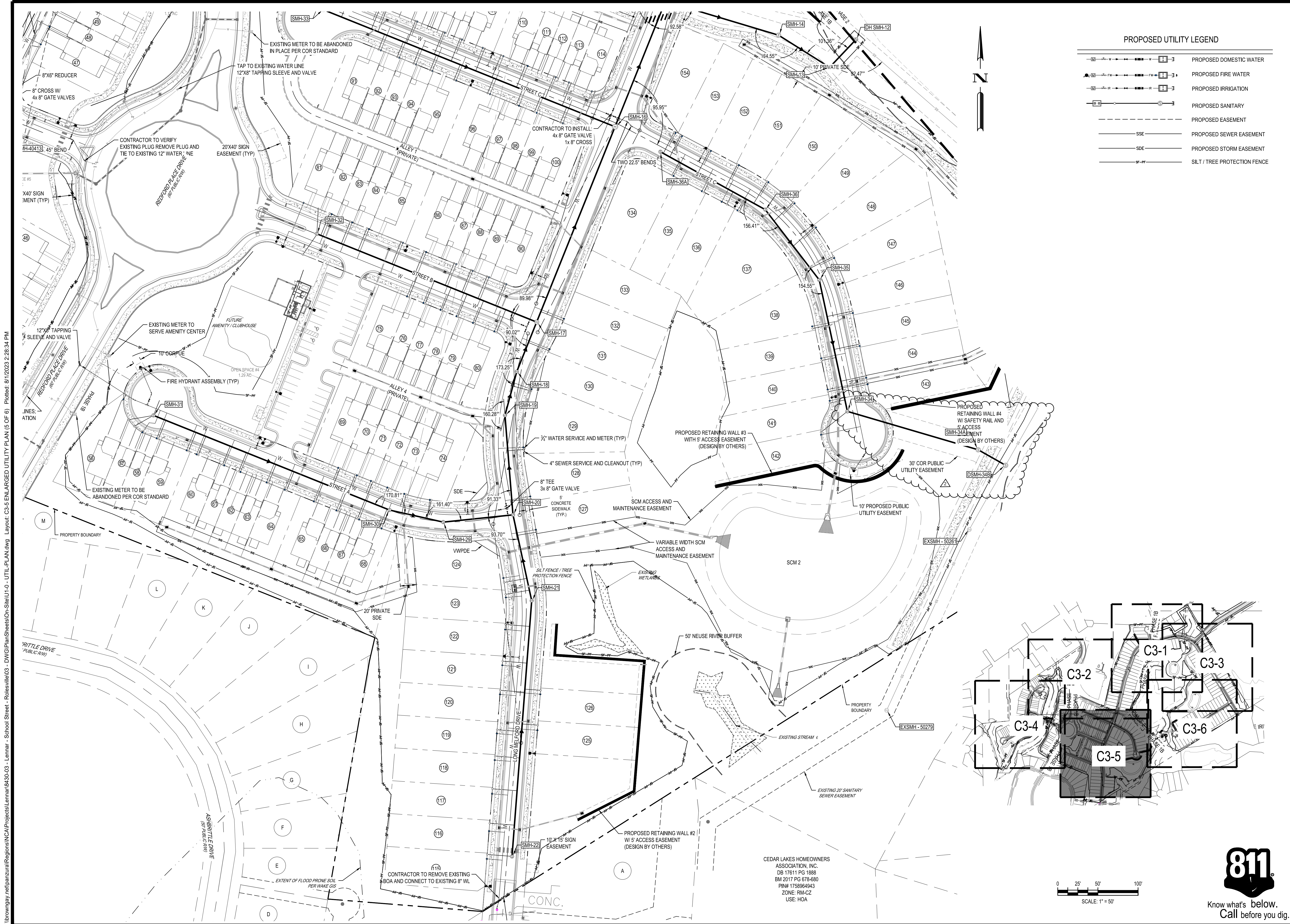
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|              |            |                                |
|--------------|------------|--------------------------------|
| DESIGNED BY: | DF/CD      |                                |
| DRAWN BY:    | DF/JWM     |                                |
| REVIEWED BY: | DF         |                                |
| REV          | 06/01/2023 | INITIAL SUBMITTAL              |
|              | 08/01/2023 | PER TOWN OF ROLESVILLE COMMENT |

C3-4



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| PROPOSED UTILITY LEGEND |                              |
|-------------------------|------------------------------|
|                         | PROPOSED DOMESTIC WATER      |
|                         | PROPOSED FIRE WATER          |
|                         | PROPOSED IRRIGATION          |
|                         | PROPOSED SANITARY            |
|                         | PROPOSED EASEMENT            |
|                         | PROPOSED SEWER EASEMENT      |
|                         | PROPOSED STORM EASEMENT      |
|                         | SILT / TREE PROTECTION FENCE |

ENLARGED UTILITY  
PLAN (5 OF 6)

NOT FOR  
CONSTRUCTION

FILE NUMBER:  
8430-03  
DATE: 08/01/2023

C3-5

PARKER RIDGE

82 SCHOOL STREET  
ROLESVILLE / NORTH CAROLINA / 27571

LENNAR  
CORPORAION

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

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

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

08/01/2023  
06/01/2023  
REV  
PER TOWN OF ROLESVILLE COMMENT  
INITIAL SUBMITTAL

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