PSP-23-02
CID-23-06

CONSTRUCTION INFRASTRUCTURE DRAWINGS

PARKER RIDGE

82 SCHOOL STREET

ROLESVILLE, NORTH CAROLINA 27571

1ST SUBMITTAL: JUNE 1, 2023
2ND SUBMITTAL: AUGUST 1, 2023
TOWN OF ROLESVILLE CASE NUMBER: PSP23-02
PREVIOUS REZONING APPLICATION: MA22-03

SITE DATA TABLE		
OWNER	W. HAROLD PARKER JR./ ROLESVILLE DEVELOPMENT, LLC	
DEVELOPER	LENNAR OF CAROLINAS, LLC	
PIN #	AREA (SF)	AREA (AC)
1758988411	2,592,300	59.51
1758983710	17,121	0.39
1758884270 E	310,215	7.12
1758884270 W	865,243	19.86
GROSS AREA	3,784,879	86.89
PARCEL A - PARK EXPANSION AREA	65,340	1.50
NET AREA	3,719,539	85.39
IMPERVIOUS EXISTING	2,885	0.07
IMPERVIOUS PROPOSED	1,101,898	25.30
PREVIOUS ZONING	RL	
USE	VACANT / AG	
FUTURE LAND USE DESIGNATION (ROLESVILLE COMP PLAN)	HDR	
CURRENT ZONING	RH/RM CLUSTER CONDITIONAL	
PROPOSED USE	RESIDENTIAL	
SETBACKS MINIMUM RM (CLUSTER)	SINGLE-FAMILY DETACHED	
FRONT	20'	
SIDE	5'	
CORNER SIDE	10'	
REAR	20'	
MIN FRONT LOT WIDTH	40'	
MIN LOT AREA	5,000 SF	
MIN LOT AREA PROPOSED:	5,021 SF	
RM-CZ CLUSTER (SINGLE FAMILY DETACHED)		
	AREA (SF)	AREA (AC)
FINAL TRACT AREA	2,521,614	57.89
TOTAL UNITS	161	
PROPOSED DENSITY (DU/AC)	2.8	
MAXIMUM DENSITY (DU/AC)	5	
PUBLIC GREENWAY (EST. 30' ESTM WIDTH)	150,754	3.46
CLUSTER OPEN SPACE PROVIDED 12%	252,161	5.79
PROVIDED OPEN SPACE	1,431,382	32.86
MAX BUILDING HEIGHT	35 ft	
SETBACKS MINIMUM RH - CZ (TOWNHOMES)		
FRONT	15'	
PARKING SETBACK FOR TOWNHOMES*	19'	
BUILDING SEPARATION	30'	
SIDE	10'	
CORNER SIDE	15'	
REAR	15'	
MIN FRONT LOT WIDTH	20'	
MIN LOT AREA	2,000 SF	
MIN LOT AREA PROPOSED:	2,054 SF	
RH-CZ (TOWNHOMES)		
	AREA (SF)	AREA (AC)
FINAL TRACT AREA	1,197,925	27.50
GROSS TRACT AREA	628,146	14.42
NOTE: SEE PHASING PLAN (C2-7) FOR MAP VIEW OF GROSS TRACT AREA		
LOT AREA	330,922	7.60
TOTAL UNITS	114	
PROPOSED DENSITY (DU/AC)	4.1	
MAXIMUM DENSITY (DU/AC)	9	
MAX BUILDING HEIGHT	35 ft	

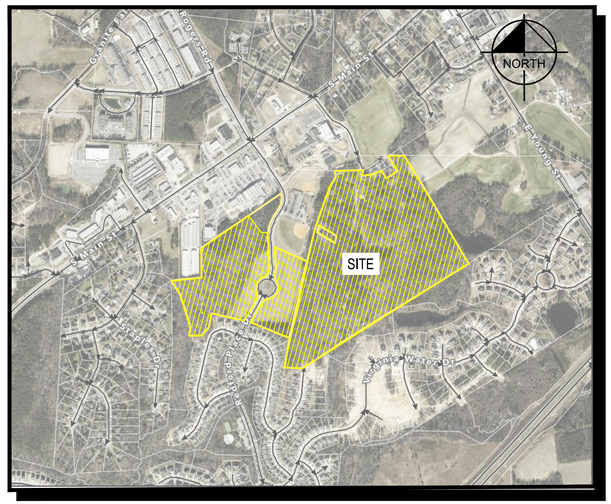
OPEN SPACE CALCULATIONS

RH-CZ OPEN SPACE		
RH-CZ TOTAL AREA	27.50	AC
REQUIRED OPEN SPACE (15%)	4.13	AC
REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE)	2.06	AC
PROVIDED OPEN SPACE	12.07	AC
PROVIDED ACTIVE OPEN SPACE	2.36	AC

RM-CZ CLUSTER OPEN SPACE		
RM-CZ CLUSTER TOTAL AREA	57.89	AC
REQUIRED OPEN SPACE (12%)	6.95	AC
REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE)	3.47	AC
REQUIRED CLUSTER DEVELOPMENT OPEN SPACE (40%)	23.16	AC
PROVIDED OPEN SPACE (40%)	23.93	AC
PROVIDED ACTIVE OPEN SPACE	3.66	AC

PARKING CALCULATIONS								
WEST SIDE				DRIVEWAY		TOTAL	OFFSITE	TOTAL
STREET	# UNITS	SINGLE DW	DOUBLE DW	TOTAL SP	GUEST	REQD	REQD	PROVIDED
F	38	24	14	52	10	86	34	90
ALLEY 2	8	0	8	16	2	18	2	18
ALLEY 3	9	0	9	18	3	21	3	21
EAST SIDE								
A	13	7	6	19	4	30	11	19
ALLEY 4	12	0	12	24	3	27	3	24
ALLEY 1	20	0	20	40	5	45	5	40
C	14	8	6	20	4	32	12	20
FUTURE CLUBHOUSE*						6		
TOTAL				103		140	37	140

PARKING REQUIRED IS 2/DU + 0.25 GUEST SPACES /DU
*PROPOSED CLUBHOUSE IS 1,000 SF &MINIMUM PARKING IS 5 + 1/1000 SF FOR OUTDOOR RECREATION ROUNDED UP.



SITE LOCATION MAP
NOT TO SCALE

PARKER RIDGE SUBDIVISION ZONING CONDITIONS

1. DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT C CONCEPT PLAN, LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON EXHIBIT C, ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL. DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE PROJECT'S PARKS AND RECREATION FEES FOR THE COSTS TO CONSTRUCT PUBLIC GREENWAYS.
2. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL HIGH DENSITY (THE "RH PARCEL"):
   A. LIVE-WORK UNIT
   B. RESIDENTIAL CARE (ALF, ILF, CCF)
   C. TELECOMMUNICATIONS TOWER
3. THE RH PARCEL SHALL HAVE A MAXIMUM OF 120 TOWNHOUSE DWELLINGS.
4. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL MEDIUM DENSITY (THE "RM PARCEL"):
   A. TELECOMMUNICATIONS TOWER
5. THE RM PARCEL SHALL HAVE A MAXIMUM OF 170 SINGLE-FAMILY DETACHED DWELLINGS.
6. A SINGLE FAMILY DETACHED HOME SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR HOMES, OPERATION COMING HOME, OPERATION FINALLY HOME, OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT FEES FOR THIS HOME.
7. THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS.
8. PERIMETER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN. TYPE 3 AND TYPE 4 PERIMETER BUFFERS MAY INCLUDE 6' FENCES INSTEAD OF WALLS.
9. ALL SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
   A. A 2 CAR GARAGE;
   B. ALL GARAGE DOORS SHALL HAVE WINDOWS;
   C. GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE A MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FAÇADE OF THE HOUSE.
   D. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION;
   E. IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
   F. ROOF PITCHES ON THE MAIN ROOF WILL HAVE A PITCH BETWEEN 5 ON 12 AND 12 ON 12;
   G. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
   H. MINIMUM 12" FRONT OVERHANGS;
   I. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP;
   J. ALL WINDOWS ON FRONT FACADES SHALL HAVE SHUTTERS OR WINDOW TRIM;
   K. A MINIMUM 64 SF REAR PATIO;
   L. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION;
   M. NO SINGLE FAMILY DETACHED HOME SHALL BE CONSTRUCTED WITH A FRONT ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OF IT OR DIRECTLY ACROSS FROM IT; AND
   N. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
10. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
    A. A 1 OR 2 CAR GARAGE;
    B. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION;
    C.IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
    D. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
    E. MINIMUM 12" FRONT OVERHANGS;
    F. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP;
    G. SHUTTERS OR WINDOW TRIM SHALL BE ON FRONT FAÇADE WINDOWS;
    H. A MINIMUM 64 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES;
    I. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS);
    J. NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT; AND
    K. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
11. THE DEVELOPER SHALL OFFER TO DEDICATE THE SECTION OF LAND LABELED AS "PARCEL - A - TOWN OF ROLESVILLE PARK EXPANSION" ON THE CONCEPT PLAN FOR USE AS A PUBLIC PARK. THIS LAND SHALL COUNT TOWARD OPEN SPACE REQUIREMENTS FOR THE OVERALL DEVELOPMENT.
12. THE PROJECT SHALL HAVE A PUBLIC GREENWAY STUBBED TO THE 307 S. MAIN STREET PROPERTY LINE NEAR "ACCESS C" AS SHOWN ON THE "PARKER RIDGE" TRAFFIC IMPACT ANALYSIS PREPARED BY STANTEC CONSULTING SERVICES, INC., DATED FEBRUARY 2, 2023 (THE "TIA"). NOTWITHSTANDING THE FOREGOING, THE PROJECT SHALL NOT HAVE A PUBLIC STREET ACCESS TO SCHOOL STREET.
13. DEVELOPER SHALL DESIGN AND CONSTRUCT: (1) THE PUBLIC COLLECTOR STREET IDENTIFIED AS ACCESS D IN THE TIA THAT EXTENDS THE STREET NETWORK WITHIN THE DEVELOPMENT THROUGH WAKE COUNTY PIN 1768-09-8727 (THE "CAMPUS SITE") TO E YOUNG STREET ("ACCESS D ROUTE"); AND (2) A NORTHBOUND LEFT TURN LANE WITH 75 FEET OF FULL-WIDTH STORAGE AND APPROPRIATE TAPER FROM YOUNG STREET TO ACCESS D AS RECOMMENDED BY THE TIA ("TURN LANE") (ACCESS D ROUTE AND TURN LANE ARE COLLECTIVELY REFERRED TO AS THE "YOUNG STREET CONNECTION"). THE YOUNG STREET CONNECTION SHALL BE DESIGNED AND CONSTRUCTED TO TOWN OF ROLESVILLE AND NCDOT STANDARDS AND ACCESS D SHALL BE LOCATED IN SUBSTANTIAL CONFORMANCE WITH THE CORRIDOR SHOWN IN THE ATTACHED EXHIBIT E. THE STREET SECTION FOR ACCESS D SHALL BE CONSTRUCTED AS SHOWN IN THE ATTACHED EXHIBIT F. DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS TO DESIGN AND CONSTRUCT THE YOUNG STREET CONNECTION (THE "COSTS") AND DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR THE COSTS. CONSTRUCTION OF THE YOUNG STREET CONNECTION SHALL COMMENCE PRIOR TO APPROVAL OF THE 105TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT AND SHALL BE COMPLETE NOT LATER THAN APPROVAL OF THE 138TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT.

WHILE IT IS ANTICIPATED THAT THIS CONDITION WILL BE CLARIFIED BY A FORMAL DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, OR OTHER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN, THE ABSENCE OF SUCH A SUBSEQUENT WRITTEN AGREEMENT SHALL NOT BE DEEMED TO INVALIDATE THIS CONDITION. THIS CONDITION IS SUBJECT TO THE FOLLOWING CAVEATS:

- IN THE EVENT THE CAMPUS SITE, AN APPROVED ALIGNMENT WITHIN THE EXHIBIT E CORRIDOR, OR NECESSARY RIGHTS-OF-WAY, EASEMENTS, OR OTHER PROPERTY RIGHTS ARE MADE UNAVAILABLE TO THE PROJECT, THIS CONDITION SHALL BE DEEMED EXTINGUISHED.
- IN THE EVENT THE TOWN COMMENCES DESIGN AND/OR DEVELOPMENT OF ANY PART OF THE YOUNG STREET CONNECTION, THE DEVELOPER'S OBLIGATIONS FOR DESIGN AND/OR DEVELOPMENT, AS APPROPRIATE, FOR THOSE PORTIONS OF THE YOUNG STREET CONNECTION SHALL BE DEEMED EXTINGUISHED. FOR PURPOSES OF CLARITY, DEVELOPER SHALL REMAIN ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR REMAINING COSTS.

"PROJECT" SHALL MEAN "PARKER RIDGE" AS DESCRIBED BY MA 22-03 AND ANX 22-06.
"DEVELOPER" SHALL MEAN LENNAR CAROLINAS LLC, AND ITS SUCCESSORS AND ASSIGNS.

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL ☐ S-_____
STORMWATER MGMT. ☐ S-_____
FLOOD STUDY ☐ S-_____
DATE_____
_____
ENVIRONMENTAL CONSULTANT SIGNATURE

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

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

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

PROJECT OWNER AND CONSULTANT INFORMATION			
DEVELOPER: LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560 (919) 863-6461 CONTACT: MICHAEL TAYLOR, PE LEED AP	ENGINEER: BGE, INC 5400 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 27607 (919) 276-0111 CONTACT: DEBRA FERM, P.E.	BOUNDARY SURVEYOR: JOHNSON, MIRMIRAN & THOMPSON, INC. 9201 ARBORETUM PARKWAY SUITE 310 RICHMOND, VA 23236 (804) 267-1258 CONTACT MICHAEL ZMUDA, L.S., P.S.	TOPOGRAPHIC SURVEYOR: ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE SUITE 102 CARY, NC 27511 (919) 460-2024 CONTACT: JAMES WHITACRE, P.E., L.S.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-0	EXISTING CONDITIONS (1 OF 4)
C1-1	EXISTING CONDITIONS (2 OF 4)
C1-2	EXISTING CONDITIONS (3 OF 4)
C1-3	EXISTING CONDITIONS (4 OF 4)
C1-4	OVERALL DEMOLITION PLAN
C1-5	ENLARGED DEMOLITION PLAN (1 OF 6)
C1-6	ENLARGED DEMOLITION PLAN (2 OF 6)
C1-7	ENLARGED DEMOLITION PLAN (3 OF 6)
C1-8	ENLARGED DEMOLITION PLAN (4 OF 6)
C1-9	ENLARGED DEMOLITION PLAN (5 OF 6)
C1-10	ENLARGED DEMOLITION PLAN (6 OF 6)
C2-0	OVERALL SITE PLAN
C2-1	ENLARGED SITE PLAN (1 OF 6)
C2-2	ENLARGED SITE PLAN (2 OF 6)
C2-3	ENLARGED SITE PLAN (3 OF 6)
C2-4	ENLARGED SITE PLAN (4 OF 6)
C2-5	ENLARGED SITE PLAN (5 OF 6)
C2-6	ENLARGED SITE PLAN (6 OF 6)
C2-7	PHASING PLAN
C2-8	SIGNAGE AND STRIPING PLAN
C3-0	OVERALL UTILITY PLAN
C3-1	ENLARGED UTILITY PLAN (1 OF 6)
C3-2	ENLARGED UTILITY PLAN (2 OF 6)
C3-3	ENLARGED UTILITY PLAN (3 OF 6)
C3-4	ENLARGED UTILITY PLAN (4 OF 6)
C3-5	ENLARGED UTILITY PLAN (5 OF 6)
C3-6	ENLARGED UTILITY PLAN (6 OF 6)
C4-0	OVERALL GRADING PLAN
C4-1	ENLARGED GRADING PLAN (1 OF 6)
C4-2	ENLARGED GRADING PLAN (2 OF 6)
C4-3	ENLARGED GRADING PLAN (3 OF 6)
C4-4	ENLARGED GRADING PLAN (4 OF 6)
C4-5	ENLARGED GRADING PLAN (5 OF 6)
C4-6	ENLARGED GRADING PLAN (6 OF 6)
C4-7	STORM SEWER TABLE (1 OF 3)
C4-8	STORM SEWER TABLE (2 OF 3)
C4-9	STORM SEWER TABLE (3 OF 3)
C5-0	OVERALL PHASE 1 EROSION CONTROL PLAN
C5-1	ENLARGED PHASE 1 EROSION CONTROL PLAN (1 OF 6)
C5-2	ENLARGED PHASE 1 EROSION CONTROL PLAN (2 OF 6)
C5-3	ENLARGED PHASE 1 EROSION CONTROL PLAN (3 OF 6)
C5-4	ENLARGED PHASE 1 EROSION CONTROL PLAN (4 OF 6)
C5-5	ENLARGED PHASE 1 EROSION CONTROL PLAN (5 OF 6)
C5-6	ENLARGED PHASE 1 EROSION CONTROL PLAN (6 OF 6)
C5-7	OVERALL PHASE 2 EROSION CONTROL PLAN
C5-8	ENLARGED PHASE 2 EROSION CONTROL PLAN (1 OF 6)
C5-9	ENLARGED PHASE 2 EROSION CONTROL PLAN (2 OF 6)
C5-10	ENLARGED PHASE 2 EROSION CONTROL PLAN (3 OF 6)
C5-11	ENLARGED PHASE 2 EROSION CONTROL PLAN (4 OF 6)
C5-12	ENLARGED PHASE 2 EROSION CONTROL PLAN (5 OF 6)
C5-13	ENLARGED PHASE 2 EROSION CONTROL PLAN (6 OF 6)
C6-0	CARVED STREET CT PLAN AND PROFILE
C6-1	CAVALERA WAY PLAN AND PROFILE
C6-2	GRANITE KNOLL CT PLAN AND PROFILE (1 OF 2)
C6-3	GRANITE KNOLL CT PLAN AND PROFILE (2 OF 2)
C6-4	STONE OVERLOOK CT PLAN AND PROFILE
C6-5	WATER NEST DR PLAN AND PROFILE
C6-6	TREE MOSS CT PLAN AND PROFILE
C6-7	QUARRY POND CT PLAN AND PROFILE
C6-8	ZANNING DR PLAN AND PROFILE
C6-9	LONG MELFORD DRIVE PLAN AND PROFILE (1 OF 5)
C6-10	LONG MELFORD DRIVE PLAN AND PROFILE (2 OF 5)
C6-11	LONG MELFORD DRIVE PLAN AND PROFILE (3 OF 5)
C6-12	LONG MELFORD DRIVE PLAN AND PROFILE (4 OF 5)
C6-13	LONG MELFORD DRIVE PLAN AND PROFILE (5 OF 5)
C6-14	ALLEY 1 PLAN AND PROFILE
C6-15	ALLEY 2 PLAN AND PROFILE
C6-16	ALLEY 3 PLAN AND PROFILE
C6-17	ALLEY 4 PLAN AND PROFILE
C6-18	GW1A GREENWAY PLAN AND PROFILE (1 OF 2)
C6-19	GW1A GREENWAY PLAN AND PROFILE (2 OF 2)
C6-20	GW2 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-21	GW2 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-22	GW3 GREENWAY PLAN AND PROFILE (1 OF 1)
C6-23	GW4 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-24	GW4 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-25	SEWER OUTFALL 1 AND 2 PLAN AND PROFILE
C6-26	SEWER OUTFALL 3 PLAN AND PROFILE
C7-0	SCM 1 PLAN AND PROFILE
C7-1	SCM 2 PLAN AND PROFILE
C7-2	SCM 3 PLAN AND PROFILE
C7-3	SCM 4 PLAN AND PROFILE
C7-4	CULVERT PLAN (1 OF 2)
C7-5	CULVERT PLAN (2 OF 2)
C7-6	SCM DETAILS
C8-0	SITE DETAILS (1 OF 3)
C8-1	SITE DETAILS (2 OF 3)
C8-2	SITE DETAILS (3 OF 3)
C8-3	EROSION CONTROL DETAILS (1 OF 2)
C8-4	EROSION CONTROL DETAILS (2 OF 2)
C8-5	SEWER DETAIL
C8-6	STORM-DETAIL
C8-7	WATER DETAIL (1 OF 2)
C8-8	WATER DETAIL (2 OF 2)
C9-0	OPEN SPACE PLAN
L1-0	OVERALL LANDSCAPE PLAN
L1-1	ENLARGED LANDSCAPE PLAN (1 OF 6)
L1-2	ENLARGED LANDSCAPE PLAN (2 OF 6)
L1-3	ENLARGED LANDSCAPE PLAN (3 OF 6)
L1-4	ENLARGED LANDSCAPE PLAN (4 OF 6)
L1-5	ENLARGED LANDSCAPE PLAN (5 OF 6)
L1-6	ENLARGED LANDSCAPE PLAN (6 OF 6)
L1-7	SCM PLANTINGS
L2-0	LANDSCAPE DETAILS
L3-0	OVERALL TREE CONSERVATION PLAN
L3-1	ENLARGED TCA PLAN (1 OF 6)
L3-2	ENLARGED TCA PLAN (2 OF 6)
L3-3	ENLARGED TCA PLAN (3 OF 6)
L3-4	ENLARGED TCA PLAN (4 OF 6)
L3-5	ENLARGED TCA PLAN (5 OF 6)
L3-6	ENLARGED TCA PLAN (6 OF 6)
L4-0	SITE LIGHTING PLAN (GRID)
L4-1	SITE LIGHTING PLAN (NO GRID)

REV	DATE	
1	06/01/2023	INITIAL SUBMITTAL
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	10/02/2023	PER TOWN OF ROLESVILLE COMMENT

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

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH,NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
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LENNAR CORPORTAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

COVER SHEET

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036433 DEBRA M. FERM
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C0-0

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

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C0-0 - COVR.dwg Layout: C0-0 Plotted: 10/2/2023 4:27:10 PM

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UTILITY NOTES

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

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

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

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

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

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

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

ALL UTILITIES ARE TO BE UNDERGROUND.

TRAFFIC CONTROL & PEDESTRIAN PLAN (TCPED) NOTES

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

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

PAVING, GRADING AND DRAINAGE NOTES

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

RETAINING WALL NOTES

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

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

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

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

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

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

EROSION CONTROL MAINTENANCE REQUIREMENTS

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE

CONSTRUCTION ENTRANCE

- THE GRAVEL CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT ROADWAYS.
- REPLACEMENT OF STONE MAY BE NECESSARY TO ENSURE THE GRAVEL ENTRANCE FUNCTIONS PROPERLY. REPLENISHMENT OF STONE MAY BE NECESSARY.
- FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE SHOULD BE COMPLETED.
- ANY MATERIAL TRACKED ONTO THE ROADWAY SHALL BE CLEANED UP IMMEDIATELY.

SILT FENCE

- INSPECT THE SILT FENCE ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY.
- INSPECT THE SILT FENCE TO BE SURE THE BOTTOM OF THE GEOTEXTILE IS KEYED IN PROPERLY.
- AT A MINIMUM, REMOVE AND DISPOSE OF ALL SILT ACCUMULATIONS WHEN DEPTH REACHES 1/2 THE HEIGHT OF THE GEOTEXTILE. DO NOT UNDERMINE THE FENCE DURING CLEANOUT.
- DISPOSE OF SEDIMENT BY HAULING IT TO AN APPROVED WASTE SITE WITH APPROPRIATE PERIMETER PROTECTION.
- REMOVE AND REPLACE DETERIORATED OR CLOGGED SILT FENCE.
- REPLACE SILT FENCE REMOVED FOR ACCESS AT THE END OF EACH DAY'S OPERATION.
- INSTALL ADDITIONAL POSTS OR WIRE BACKING IF FENCE IS SAGGING.

TEMPORARY DIVERSION

- DEVICES SHOULD BE INSPECTED ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- AT A MINIMUM, SEDIMENT SHOULD BE REMOVED FROM THE CHANNEL WHEN THE TEMPORARY DIVERSION IS 50 PERCENT OF THE DESIGN DEPTH
- TEMPORARY DIVERSIONS SHOULD BE IMMEDIATELY REPAIRED IF DAMAGED BY EQUIPMENT OR BREACHED BY RUNOFF

SILT FENCE OUTLET

- INSPECT THE DEVICE ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT FOR DAMAGE AND SEDIMENT ACCUMULATION TO CONFIRM THE DEVICE IS FUNCTIONING PROPERLY.
- AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT CONTROL STONE.
- REPLACE OR CLEAN THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN THROUGH THE DEVICE BETWEEN RAINFALL EVENTS.
- REBUILD AND/OR REPAIR THE DEVICE WHEN IT IS DAMAGED.
- REPAIR AREAS WHERE SSCF BECOMES UNDERMINED DUE TO CONCENTRATED FLOWS.

TEMPORARY SLOPE DRAIN

- INSPECT SLOPE DRAINS ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- REBUILD EARTH BERMS AND INLETS THAT HAVE WEAKENED DUE TO SCOURING.
- EXTEND SLOPE DRAINS AND REBUILD INLET PROTECTION AS SLOPE IS BUILT, AFTER EACH 2-FOOT INCREASE IN HEIGHT.
- REBUILD OR REPAIR SLOPE DRAINS IF NEEDED WHEN SEEDING AND MULCHING IS PERFORMED.
- REFURBISH CLASS B STONE OUTLET PROTECTION AND CLEAN AS NEEDED.

RECP

- REPAIR EROSION AND/OR UNDERMINING AT THE TOP OF THE SLOPE.
- REPAIR UNDERMINING BENEATH MATTING. PULL BACK MATTING, FILL AND COMPACT ERODED AREA, RESEED AND THEN SECURE MATTING FIRMLY.
- REPOSITION OR REPLACE MATTING THAT HAS MOVED ALONG THE SLOPE OR CHANNEL AND SECURE FIRMLY.
- REPLACE DAMAGED MATTING.

WATTLE

- THE UP-GRADIENT SIDE OF THE WATTLE BARRIER SHOULD BE MAINTAINED TO ALLOW THE WATER TO FLOW THROUGH, REDUCE VELOCITY AND ALLOW SEDIMENTATION TO OCCUR.
- IF THE NATURAL FIBERS OF THE WATTLE BARRIER BECOME TOO SATURATED WITH DEBRIS, SEDIMENT, ETC., AND REMOVAL OF THESE ITEMS IS NOT POSSIBLE, WATTLE BARRIERS SHOULD BE REPLACED.
- STAKES SHOULD BE USED TO ANCHOR THE WATTLE BARRIER ADEQUATELY TO THE GROUND TO PREVENT SCOURING AND WASHOUT DURING STORM EVENTS.
- THE EXCELSIOR PAID BENEATH THE WATTLES IS CRITICAL TO THE PROPER FUNCTIONING OF THE WATTLES.

RISER BASIN

- INSPECT THE BASIN AND RISER ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- INSPECT THE RISER FOR PROPER OPERATION. REMOVE DEBRIS FROM AROUND THE RISER OR THE TRASH RACK.
- CHECK THE SKIMMER FOR PROPER FUNCTIONING AND TO VERIFY THAT IT IS NOT CLOGGED WITH SEDIMENT.
- MAKE SURE THE VENT PIPE ON THE SKIMMER IS TURNED UPRIGHT.
- INSPECT THE BARREL FOR SEEPAGE AROUND THE PIPE AT THE OUTLET.
- INSPECT THE EMBANKMENT, BAFFLES, OVERFLOW SPILLWAY AND OUTLET FOR EROSION DAMAGE.
- AT A MINIMUM, REMOVE SEDIMENT WHEN THE BASIN VOLUME REACHES 50% OF THE TOTAL STORAGE VOLUME AND AS NEEDED.

SKIMMER BASIN

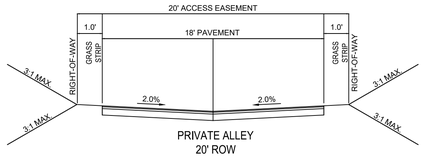
- INSPECT THE BASIN ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- CLEAN OUT THE BASINS WHEN SEDIMENT ACCUMULATIONS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FIRST BAFFLE.
- CHECK THE SKIMMER TO MAKE SURE THAT IT IS NOT CLOGGED WITH SEDIMENT.
- CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE.
- CHECK THE COIR FIBER MAT AT THE OUTLET OF THE SKIMMER TO DETERMINE IF A REPLACEMENT IS NEEDED.
- DURING WINTER, SUPPORT THE SKIMMER AT AN ANGLE SUCH THAT WATER DOES NOT STAND INSIDE THE BARREL. THIS COULD RESULT IN THE WATER FREEZING AND PLUGGING THE SKIMMER.
- REPAIR SEED AND REPLACE MATTING ON THE SIDE SLOPE AREAS THAT HAVE ERODED OR HAVE BECOME DAMAGED BY EQUIPMENT FROM SILT CLEANOUT.
- REMOVE SEDIMENT THAT MAY ACCUMULATE ON THE STONE PAD UNDERNEATH THE SKIMMER DEVICE.
- INSPECT BAFFLES AFTER EACH RAIN EVENT FOR EROSION DAMAGE AND SEDIMENT ACCUMULATIONS.

COIR FIBER BAFFLE

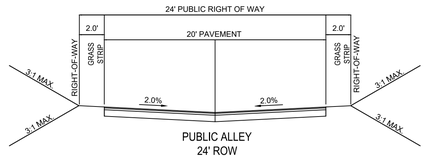
- INSPECT BAFFLES OONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY.
- INSPECT COIR FIBER BAFFLE TO BE SURE THE ENDS OF THE MAT ARE ANCHORED INTO THE GROUND OR SIDE SLOPES WITH STAPLES.
- AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN IT REACHES ½ THE BAFFLE HEIGHT, AND DO NOT DAMAGE THE BAFFLES DURING SEDIMENT CLEANOUT.
- REMOVE AND REPLACE DETERIORATED OR CLOGGED BAFFLES.
- INSTALL ADDITIONAL POSTS OR WIRE BACKING IF BAFFLE IS SAGGING.

TEMPORARY STREAM CROSSING

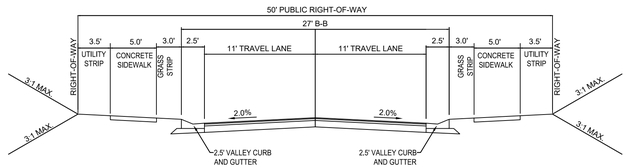
- INSPECT FILTRATION GEOTEXTILE, STONE AND PIPE(S) ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- REPLACE GEOTEXTILE AND REPLENISH THE STONE WHEN THEY BECOME CONTAMINATED WITH SEDIMENT.
- DAMAGED TEMPORARY PIPE(S) SHOULD BE REPAIRED OR REPLACED IMMEDIATELY.
- REPLACE ANY CLASS B OR NO. 57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



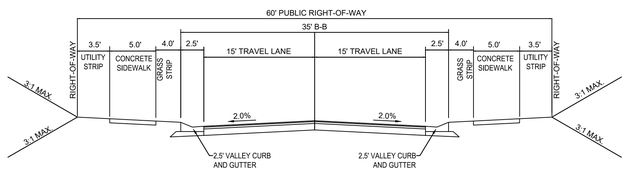
PRIVATE ALLEY
20' ROW
NOT TO SCALE



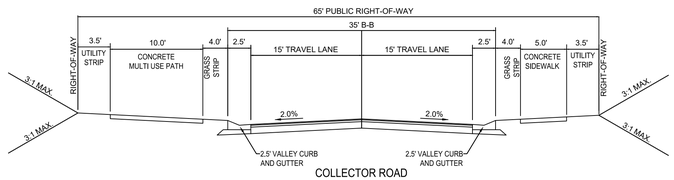
PUBLIC ALLEY
24' ROW
NOT TO SCALE



RESIDENTIAL ROAD
50' ROW
NOT TO SCALE



COLLECTOR ROAD
60' ROW
NOT TO SCALE



COLLECTOR ROAD
W/ MUP
65' ROW
NOT TO SCALE

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

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

REV	DATE	
1	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	06/01/2023	INITIAL SUBMITTAL

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

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

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

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

GENERAL NOTES

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
DEBRA M. FERM
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C0-1

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C0-1 - NOTE.dwg Layout: C0-1 Plotted: 10/2/2023 2:35:37 PM

EX. SAN MH #40164
TC: 407.16'
INV OUT: 396.17' (SE)

EX. SAN MH #40158
TC: 404.58'
INV IN: 395.60' (NW)
INV OUT: 395.58' (S)

EX. SAN MH #40147
TC: 399.97'
INV IN: 390.65' (N)
INV OUT: 390.57' (E)

EX. SAN MH #40171
TC: 396.86'
INV IN: 389.98' (W)
INV OUT: 389.84' (E)

EX. SAN MH #20596
TC: 395.27'
INV IN: 387.09' (SW)
INV OUT: 386.86' (SE)

EX. SAN MH #40413
TC: 394.88'
INV IN: 385.84' (N)
INV OUT: 385.84' (SW)
INV IN: 386.01' (NW)

EX. SAN MH #40425
TC: 392.64'
INV IN: 384.86' (NE)
INV OUT: 384.82' (SW)

EX. SAN MH #40280
TC: 390.18'
INV IN: 380.67' (NE)
INV OUT: 379.92' (S)

EX. SAN MH #40289
TC: 389.10'
INV IN: 379.30' (N)

EX. SAN MH #40365
TC: 398.25'
INV IN: 388.28' (N)
INV OUT: 388.20' (S)

EX. CB #11600
TC: 401.65'
INV IN: 397.25' (N)
INV IN: 397.57' (E)
INV OUT: 397.24' (S)

EX. CB #11648
TC: 401.55'
INV OUT: 398.50' (W)

EX. STORM MH #12551
TC: 400.60'
INV IN: 395.97' (NE)
INV OUT: 395.86' (W)

EX. STORM MH #12551
TC: 398.66'
INV IN: 394.25' (NE)
INV OUT: 394.15' (W)

EX. CB #12542
TC: 396.00'
INV IN: 391.58' (S)
INV OUT: 391.58' (W)

EX. CB #12536
TC: 396.00'
INV OUT: 392.03' (SW)

EX. CB #12537
TC: 395.97'
INV IN: 391.97' (NE)
INV OUT: 391.78' (W)

EX. SAN MH #50261
TC: 351.78'
INV IN: 338.28' (NE)
INV OUT: 338.08' (SW)

EX. SAN MH #50279
TC: 343.33'
INV IN: 335.43' (NE)
INV OUT: 335.28' (SW)

EX. STRUCTURE

50' NEUSE BUFFER

C/L STREAM

WETLAND

34.90' 10" CLAY @ 1.63%

210.04' 10" CLAY @ 2.35%

115.90' 10" CLAY @ 0.50%

180.69' 10" CLAY @ 1.52%

277.01' 10" CLAY @ 0.31%

160.07' 10" PVC @ 1.59%

278.83' 10" PVC @ 0.88%

253.02' 12" PVC @ 0.39%

260.46' 12" PVC @ 1.59%

305.28' 12" PVC @ 0.50%

REDFORD PLACE DRIVE

LEGEND

- Iron Pin Found
- PK Nail Found
- RR Spike Found
- Monument Box
- Concrete Post
- Post Sign / Lamp
- Sign
- Traffic Box
- Iron Pin Set
- PK Nail Set
- Calculated Point
- Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Light
- Pole Signal
- Sprinkler Valve Box
- Cable Box
- Guy Pole
- Guy Wire
- Fire Hydrant
- Water Valve
- Private Water Meter
- Mailbox
- Water Well
- Underground Electric
- Underground Fiber Obtic
- Underground Telecommunications
- Storm Sewer
- Sanitary Sewer
- Waterline
- Fence Line
- Edge of Pavement

NORTH CAROLINA PROFESSIONAL L-5273 LAND SURVEYOR JAMES D. WHITMORE
4/3/2023

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

NC GRID NAD 83 (2011 ADJUSTMENT)

EXISTING CONDITIONS
Park Ridge Subdivision
for
Lennar

Town of Rolesville Wake County North Carolina

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798
advancedcivildesign.com

SCALE: 1" = 60'
DATE: April 3, 2023
PROJECT #: 23-0008-1149

REDFORD PLACE DRIVE

EX. SAN MH #40358
TC: 406.77'
INV OUT: 392.18' (S)

EX. CB #11436
TC: 406.96'
INV IN: 402.68' (E)
INV OUT: 402.63' (S)

EX. CB #11437
TC: 407.00'
INV IN: 403.12' (N)
INV OUT: 403.02' (W)

EX. FENCE

EX. STRUCTURE

EX. SAN MH #12880
TC: 381.25'
INV IN: 374.05' (N)
INV OUT: 373.95' (SW)

EDGE OF WATER

LAKE

50' NEUSE BUFFER

366.75' 10" DIP @ 1.54%

EX. SAN MH #41225
TC: 375.21'
INV IN: 368.31' (NE)
INV OUT: 368.26' (SE)

EX. SAN MH #50251
TC: 373.71' LOCKED

308.88' 10" DIP @ XXXX%

122.21' 10" DIP

104.61' 10" DIP @ 7.39%

EX. SAN MH #50247
TC: 357.97'
INV IN: 353.52' (NW)
INV OUT: 353.37' (SE)

EX. SAN MH #41243
TC: 354.54'
INV IN: 345.64' (NW)
INV OUT: 346.54' (SW)

WETLAND

50' NEUSE BUFFER

WETLAND

360.02' 10" DIP @ 2.02%

247.42' 10" DIP @ 2.02%

EX. SAN MH #50261
TC: 351.78'
INV IN: 338.28' (NE)
INV OUT: 338.08' (SW)

EX. SAN MH #50279
TC: 343.33'
INV IN: 335.43' (NE)
INV OUT: 335.28' (SW)

WETLAND

WETLAND

30" RCP
INV. 395.08

30" RCP
INV. 394.06

30" RCP
INV. 393.18

30" RCP
INV. 392.27

401.52' 10" PVC @ 0.62%

EX. CB #11427
TC: 404.26'
INV IN: 400.26' (N)
INV IN: 400.23' (E)
INV OUT: 399.64' (S)

EX. CB #11426
TC: 404.11'
INV OUT: 400.69' (W)

EX. SAN MH #40361
TC: 398.63'
INV IN: 389.70' (N)
INV OUT: 389.67' (SW)

359.01' 10" PVC @ 0.84%

50' NEUSE BUFFER

C/L STREAM

166.07' 10" PVC @ 0.68%

EX. SAN MH #40365
TC: 398.25'
INV IN: 388.28' (N)
INV OUT: 388.20' (S)

EX. CB #11600
TC: 401.65'
INV IN: 397.25' (N)
INV IN: 397.57' (E)
INV OUT: 397.24' (S)

EX. CB #11648
TC: 401.55'
INV OUT: 398.50' (W)

EX. STORM MH #12561
TC: 400.60'
INV IN: 395.97' (NE)
INV OUT: 395.86' (W)

EX. STORM MH #12551
TC: 398.66'
INV IN: 394.25' (NE)
INV OUT: 394.15' (W)

EX. STRUCTURE

EX. SAN MH #40164
TC: 407.16'
INV OUT: 396.17' (SE)

34.90' 10" CLAY @ 1.63%

EX. SAN MH #40158
TC: 404.58'
INV IN: 395.60' (NW)
INV OUT: 395.58' (S)

210.04' 10" DIP @ 2.35%

EX. SAN MH #20596
TC: 395.27'
INV IN: 387.09' (SW)
INV OUT: 386.86' (SE)

277.01' 10" CLAY @ 0.31%

EX. SAN MH #40413
TC: 394.88'
INV IN: 385.84' (N)
INV OUT: 385.84' (SW)
INV IN: 386.01' (NW)

PVC @ 0.35%

180.69' 10" CLAY @ 1.52%

118.30' 10" CLAY @ 0.50%

EX. SAN MH #40171
TC: 396.86'
INV IN: 389.98' (W)
INV OUT: 389.84' (E)

LEGEND

- Iron Pin Found
- PK Nail Found
- RR Spike Found
- Monument Box
- Concrete Post
- Post Sign / Lamp
- Sign
- Traffic Box
- Iron Pin Set
- PK Nail Set
- Calculated Point
- Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Light
- Pole Signal
- Sprinkler Valve Box
- Cable Box
- Guy Pole
- Guy Wire
- Fire Hydrant
- Water Valve
- Private Water Meter
- Mailbox
- Water Well
- Underground Electric
- Underground Fiber Obtic
- Underground Telecommunications
- Storm Sewer
- Sanitary Sewer
- Waterline
- Fence Line
- Edge of Pavement

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITE 4/3/2023

NC GRID NAD 83 (2011 ADJUSTMENT)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

EXISTING CONDITIONS
Park Ridge Subdivision
for
Lennar

Town of Rolesville Wake County North Carolina

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SCALE: 1" = 60'
DATE: April 3, 2023
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EX. SAN MH #12880
TC: 381.25'
INV IN: 374.05' (N)
INV OUT: 373.95' (SW)

EDGE OF WATER

50' NEUSE BUFFER

LAKE

EX. STRUCTURE

366.75' 10" DIP @ 1.54%

FENCE

EX. SAN MH #41225
TC: 375.21'
INV IN: 368.31' (NE)
INV OUT: 368.26' (SE)

308.88' 10" DIP @ XXXX%

EX. SAN MH #50251
TC: 373.71' LOCKED

122.21' 10" DIP

104.61' 10" DIP @ 7.39%

EX. SAN MH #50247
TC: 357.97'
INV IN: 353.52' (NW)
INV OUT: 353.37' (SE)

EX. SAN MH #41243
TC: 354.54'
INV IN: 345.64' (NW)
INV OUT: 345.54' (SW)

WETLAND

50' NEUSE BUFFER

360.02' 10" DIP @ 2.02%

WETLAND

EX. CB #11648
TC: 401.55'
INV OUT: 398.50' (W)

WETLAND

EX. SAN MH #50261
TC: 351.78'
INV IN: 338.28' (NE)
INV OUT: 338.08' (SW)

1.01% DIP @ 10"

247.42'

EX. STORM MH #12561
TC: 400.60'
INV IN: 395.97' (NE)
INV OUT: 395.86' (W)

EX. STORM MH #12551
TC: 398.66'
INV IN: 394.25' (NE)
INV OUT: 394.15' (W)

EX. SAN MH #50279
TC: 343.33'
INV IN: 335.43' (NE)
INV OUT: 335.28' (SW)

LEGEND

- Iron Pin Found
- PK Nail Found
- RR Spike Found
- Monument Box
- Concrete Post
- Post Sign / Lamp
- Sign
- Traffic Box
- Iron Pin Set
- PK Nail Set
- Calculated Point
- Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Light
- Pole Signal
- Sprinkler Valve Box
- Cable Box
- Guy Pole
- Guy Wire
- Fire Hydrant
- Water Valve
- Private Water Meter
- Mailbox
- Water Well
- Underground Electric
- Underground Fiber Obtic
- Underground Telecommunications
- Storm Sewer
- Sanitary Sewer
- Waterline
- Fence Line
- Edge of Pavement

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

NC GRID NAD 83 (2011 ADJUSTMENT)

NORTH CAROLINA PROFESSIONAL L-5273 LAND SURVEYOR JAMES D. WHITCOMB
4/3/2023

EXISTING CONDITIONS
Park Ridge Subdivision
for
Lennar

Town of Rolesville Wake County North Carolina

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GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

NC GRID NAD 83 (2011 ADJUSTMENT)

EX. SAN MH #13254
TC: 413.91'
INV IN: 406.91' (NE)
INV OUT: 406.81' (S)

EX. SAN MH #40466
TC: 417.96'
INV IN: 411.91' (N)
INV OUT: 411.86' (S)

EX. SAN MH #13315
TC: 410.05'
INV IN: 405.35' (N)
INV OUT: 405.30' (W)

EX. SAN MH #13329
TC: 407.26'
INV IN: 400.56' (N)
INV IN: 400.76' (E)
INV OUT: 400.16' (S)

EX. SAN MH #13372
TC: 384.02'
INV IN: 376.67' (N)
INV OUT: 376.62' (S)

EX. SAN MH #12880
TC: 381.25'
INV IN: 374.05' (N)
INV OUT: 373.95' (SW)

589.25' @ 0.45% 10" PVC

422.78' @ 1.07% 10" PVC

239.07' @ 4.73% 10" PVC

249.98' @ 9.55% 10" DIP

279.35' @ 0.93% 10" DIP

DIP @ 1.54%

WETLAND

EDGE WOODS

C/L STREAM

50' NEUSE BUFFER

EDGE OF WATER

LAKE

EX. STRUCTURE

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE

4/3/2023

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Park Ridge Subdivision
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SHEET 4 / 4

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 — POST CONST STREAM EASEMENT
- EXISTING STREAM — EXISTING STREAM
- 450 — EXISTING MAJOR CONTOURS
- 450 — EXISTING MINOR CONTOURS
- N — SEE SHEET C1-4 FOR OWNER INFO
- REMOVED TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE
- EXISTING STREET TREE

DEMOLITION NOTES

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

ADJOINING PROPERTY OWNERS

Ⓐ MARQUIS BRYANT
DB 17767 PG 964
BM 2015 PG 899
PIN# 1758972232

Ⓑ JOHN SHANNON POPE & ALICIA POPE
DB 17361 PG 848
BM 2017 PG 107
PIN# 1758879088

Ⓒ JOHN SHANNON POPE & ALICIA POPE
DB 17361 PG 848
BM 2017 PG 107
PIN# 1758879113

Ⓓ WANDA ELOISE JONES
DB 17592 PG 1362
BM 2004 PG 202-203
PIN# 1758878107

Ⓔ SUSAN JOHNSON
DB 17707 PG 860
BM 2004 PG 202-203
PIN# 1758878213

Ⓕ ANDRE KELLY & ARTEMISIA KELLY
DB 18535 PG 497
BM 2004 PG 202-203
PIN# 1758878218

Ⓖ GARY W. PARRISH & CHARLENE T. PARRISH
DB 10991 PG 755
BM 2004 PG 202-203
PIN# 1758878325

Ⓗ THOMAS E. AUGUSTINE & KATHARINE THERESA SILEO AUGUSTINE
DB 18156 PG 791
BM 2004 PG 202-203
PIN# 1758878431

Ⓘ THURMAN GREENE MILLER, JR. & SALLY EVERHART MILLER
DB 10993 PG 2523
BM 2004 PG 202-203
PIN# 1758878407

Ⓙ PAUL D. HEWITT & TAMMY J. HEWITT
DB 15004 PG 251
BM 2004 PG 202-203
PIN# 1758877551

Ⓚ ESTHER EIFERT
DB 18445 PG 747
BM 2004 PG 202-203
PIN# 1758876594

Ⓛ NGOZI UMELO & DOMINIC UGORJI
DB 17030 PG 1045
BM 2004 PG 202-203
PIN# 1758876546

Ⓜ THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC.
DB 10381 PG 2701
BM 2003 PG 1124-1125
BM 2004 PG 202-203
PIN# 1758875606

Ⓝ THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC.
DB 10381 PG 2701
BM 2003 PG 1121-1123
BM 2004 PG 199-201
PIN# 1758777301

Ⓞ KENNETH LEE TURNER & ANN JOHNSTON TURNER
DB 6319 PG 096
BM 1993 PG 1086
PIN# 1758784082

Ⓟ JAMES L. EDWARDS & JOYCE P. EDWARDS
DB 7625 PG 828
BM 1993 PG 1086
PIN# 1758784109

Ⓠ DOROTHY JONES PENDER ET AL. (HEIRS OF DOROTHY D. JONES)
WF 16-E-4056
DB 1613 PG 481
PIN# 1758997386

Ⓡ MICHAEL T. DEBNAM ET AL. (HEIRS OF RUTH UPCHURCH DEBNAM)
DB 11563 PG 1757
PIN# 1758998460

Ⓢ RICHARD E. DUNN ET AL. (HEIRS OF MARY CATHRYN DUNN)
DB 9721 PG 2124
PIN# 1758999444

Ⓣ ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE
DB 15944 PG 1564
PIN# 1768090349

Ⓤ ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE
DB 15944 PG 1564
PIN# 1768090437

Ⓥ EDWARD W. SCARBORO, JR. ET AL.
WF 14-E-3861
DB 1112 PG 065
PIN# 1758998560

WAKE COUNTY BOARD OF EDUCATION
BM 2003 PG 557
PIN# 1758990785
ZONE: RL
USE: SCHOOL

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

EX. SAN MH #13329
TC: 407.26'
INV IN: 400.56' (N)
INV IN: 400.76' (E)
INV OUT: 400.16' (S)

EX. SAN MH #13315
TC: 410.05'
INV IN: 405.35' (N)
INV OUT: 405.30' (W)

EX. SAN MH #12880
TC: 384.25'
INV IN: 374.05' (N)
INV OUT: 373.95' (SW)

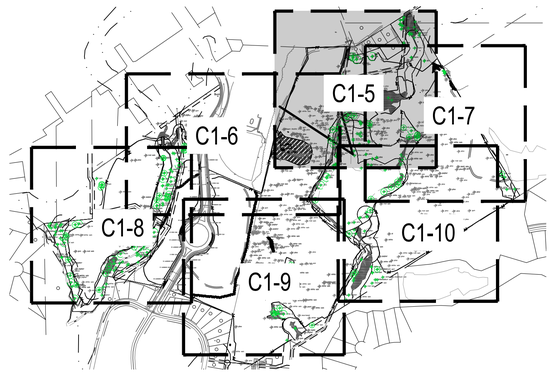
EX. SAN MH #13328
TC: 417.56'
INV IN: 411.91' (N)
INV OUT: 411.86' (S)

CRITICAL ROOT ZONE(TYP)
TREE PROTECTION FENCE (TYP)
EXISTING CLEANOUTS TO BE ABANDONED IN PLACE PER COR STANDARD
EXISTING EASEMENT
50' NEUSE STREAM BUFFER
WETLAND TO BE REMOVED
EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
EXISTING WETLAND
CRITICAL ROOT ZONE (TYP)
EXISTING WETLAND
50' NEUSE RIVER BUFFER
EXISTING OVERHEAD ELECTRIC (COORDINATE WITH DUKE ENERGY TO RELOCATE)
EXISTING UTILITY POLE (TO BE REMOVED)
EXISTING BUILDING (TO BE REMOVED)
EXISTING PROPERTY LINE (TO BE REMOVED)
TO BE ABANDONED PER WAKE COUNTY REQUIREMENTS
APPROXIMATE AREA OF CONSTRUCTION DEBRIS, STRUCTURES, AND GARBAGE TO BE REMOVED
50' RIPARIAN BUFFER

239.07' 10" PVC @ 1.43%
422.76' 10" PVC @ 1.01%
245.98' 10" DIP @ 9.55%
369.25' 10" PVC @ 0.40%
378.35' 10" DIP @ 0.50%

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
- REMOVED TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE
- EXISTING STREET TREE



0 25' 50' 100'
SCALE: 1" = 50'

Know what's below. Call before you dig.

REV	DATE	
1	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	06/01/2023	INITIAL SUBMITTAL

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

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PARKER RIDGE
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ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED DEMOLITION PLAN (1 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. TIERNEY
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C1-5

G:\GNCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C1-1 - DEMO.dwg Layout: ENLARGED DEMOLITION PLAN (1 OF 6) Plotted: 10/2/2023 2:37:32 PM

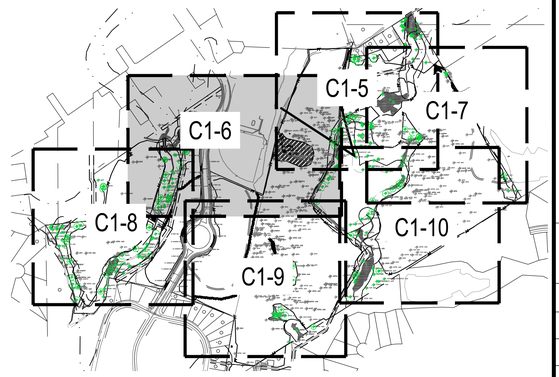
DEMO LEGEND

- 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
- REMOVED TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE
- EXISTING STREET TREE

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1993 PG 1381
PIN# 1758895219
ZONE: R&PUD
USE: NBHD S/C

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 2006 PG 1022
PIN# 1758882842
ZONE: R&PUD
USE: BUSINESS

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



EX. SAN MH #40358
TC: 406.77'
INV OUT: 392.18' (S)

EXISTING WETLAND

REDFORD PLACE DRIVE
(BY ROLESVILLE)

EXISTING SIDEWALK
TO BE REMOVED

EX. CB #11438
TC: 406.96'
INV IN: 402.68' (E)
INV OUT: 402.63' (S)

EX. CB #11437
TC: 407.06'
INV IN: 403.12' (N)
INV OUT: 403.02' (W)

EXISTING TREE (TYP.)

WETLAND

WETLAND

EXISTING RCP SEVERELY DAMAGED
CONTRACTOR TO REPLACE

EXISTING CURB AND GUTTER
(TO BE REMOVED)

EXISTING STREET LAMP
(TO BE RELOCATE AND REPLACED)

EXISTING CURB INLET
(TO BE REPLACED)

CRITICAL ROOT ZONE (TYP)

50' STREAM BUFFER

EX. CB #11439
TC: 404.28'
INV IN: 400.03' (N)
INV IN: 400.23' (E)
INV OUT: 399.94' (S)

EX. CB #11426
TC: 404.11'
INV OUT: 400.69' (W)

EX. SAN MH #40361
TC: 398.83'
INV IN: 389.75' (W)
INV OUT: 389.67' (SW)

160.07' 10" PVC @ 0.94%

TREE LINE
TO BE REMOVED

EXISTING CURB RAMPS
(TO BE REMOVED)

EX. SAN MH #40365
TC: 398.25'
INV IN: 388.28' (N)
INV OUT: 388.20' (S)

EX. CB #11435
TC: 401.55'
INV OUT: 398.50' (W)

EX. CB #11400
TC: 400.65'
INV IN: 397.25' (N)
INV IN: 397.57' (E)
INV OUT: 397.50' (S)

EX. STORM MH #12652
TC: 400.60'
INV IN: 395.97' (NW)
INV OUT: 395.80' (W)

275.83' 10" PVC @ 0.86%

180.69' 10" CLAY @ 1.52%

EX. SAN MH #20596
TC: 395.27'
INV IN: 387.09' (SW)
INV OUT: 386.85' (SE)

100' 10" CLAY @ 0.50%

WETLAND TO BE REMOVED

EXISTING CURB AND GUTTER
(TO BE REMOVED)

TREE LINE
TO BE REMOVED

EX. SAN MH #40362
TC: 394.65'
INV IN: 385.84' (N')
INV OUT: 385.64' (SW)
INV IN: 386.01' (NW)

EX. STORM MH #12651
TC: 398.66'
INV IN: 394.25' (NE)
INV OUT: 394.15' (W)

REDFORD PLACE DRIVE
(BY ROLESVILLE)

EXISTING UTILITY POLE
(TO BE REMOVED)

EXISTING BUILDING
(TO BE REMOVED)

EXISTING PROPERTY LINE
(TO BE REMOVED)

TO BE ABANDONED PER
WAKE COUNTY
REQUIREMENTS

APPROXIMATE AREA OF CONSTRUCTION DEBRIS,
STRUCTURES, AND GARBAGE TO BE REMOVED

50' RIPARIAN BUFFER

EX. SAN MH #41225
TC: 394.49'
INV IN: 388.31' (NE)
INV OUT: 388.09' (SE)

388.89' 10" DIP

EXISTING DIRT ROAD
(TO BE REMOVED)

EXISTING PROPERTY LINE
(TO BE REMOVED)

EXISTING

EXISTING 20' COR PUBLIC
UTILITY EASEMENT
TO BE REVISED

N

0 25' 50' 100'
SCALE: 1" = 50'

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

REV	DATE	DESCRIPTION
6	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
5	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
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DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED
DEMOLITION PLAN
(2 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FERN
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C1-6

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EXISTING CLEANOUTS TO BE ABANDONED IN PLACE PER COR STANDARD

422.76 10" PVC @ 1.07%

EXISTING EASEMENT

EX. SAN MH #13315
TC: 410.05
2"INV IN: 405.35 (W)
INV OUT: 405.30 (W)

WETLAND

WETLAND TO BE REMOVED

50' NEUSE STREAM BUFFER

TREE LINE DEMO AREA (TYP.)

WETLAND

EXTENT OF FLOOD PRONE SOIL PER WAKE GIS

EXISTING DIRT ROAD (TO BE REMOVED)

EXISTING WETLAND

CRITICAL ROOT ZONE (TYP)

EXISTING WETLAND

50' NEUSE RIVER BUFFER

CRITICAL ROOT ZONE (TYP)

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

50' NEUSE RIVER BUFFER

LAKE

LAKE

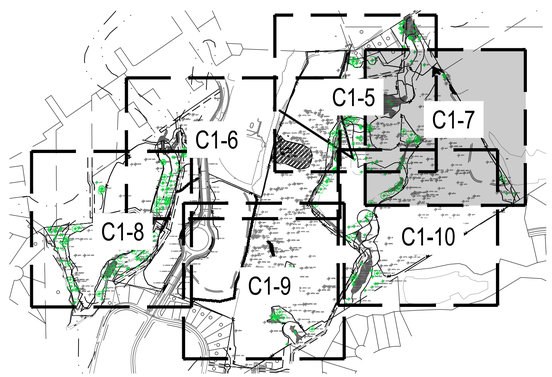
EXISTING DIRT ROAD (TO BE REMOVED)

CEDAR LAKES SUBDIVISION, PHASE I
BM 2005 PG 2457
ZONE: RM-CZ
USE: RESIDENTIAL

N

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
- REMOVED TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE
- EXISTING STREET TREE



0 25' 50' 100'
SCALE: 1" = 50'

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

REV	DATE	DESCRIPTION
1	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
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REVIEWED BY: DF

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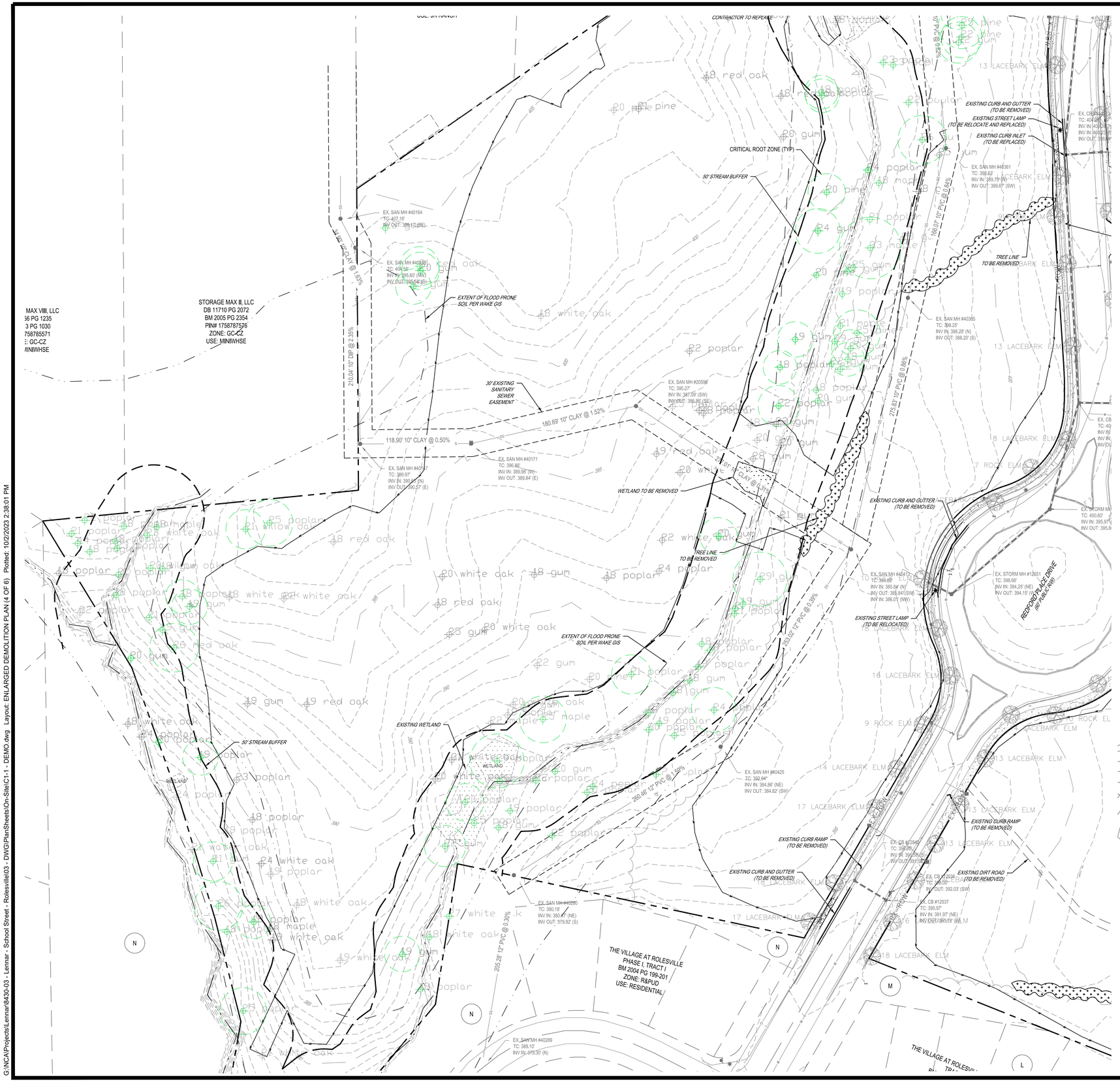
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED DEMOLITION PLAN (3 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FERN PRELIMINARY NOT FOR CONSTRUCTION

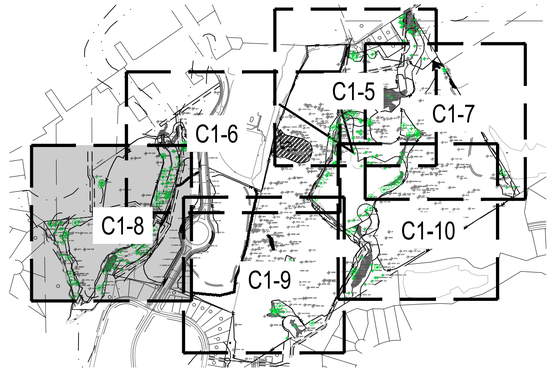
FILE NUMBER: 8430-03
DATE: 10/02/2023
C1-7

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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
- REMOVED TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE
- EXISTING STREET TREE



0 25' 50' 100'
SCALE: 1" = 50'

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2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	06/01/2023	INITIAL SUBMITTAL

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

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ENLARGED DEMOLITION PLAN (4 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
DEBRA M. FERRIS
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C1-8

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EX. CB #1600
TC: 400.65'
INV IN: 397.25' (E)
INV IN: 397.97' (E)
INV/OUT: 397.75' (W)

EX. STORM MH #1
TC: 400.60'
INV IN: 395.97' (NE)
INV OUT: 395.85' (W)

EX. STORM MH #12651
TC: 398.66'
INV IN: 394.25' (NE)
INV OUT: 394.15' (S)

REDPORT PLACE DRIVE
(50' PUBLIC R/W)

EXISTING CURB AND GUTTER
(TO BE REMOVED)

EXISTING STREET LAMP
(TO BE RELOCATED)

EXISTING CURB RAMP
(TO BE REMOVED)

EXISTING DIRT ROAD
(TO BE REMOVED)

EX. CB #12536
TC: 395.01'
INV OUT: 392.03' (SW)

EX. CB #12537
TC: 395.97'
INV IN: 391.97' (NE)
INV OUT: 391.78' (W)

TREE LINE
TO BE REMOVED

EXISTING DIRT ROAD
(TO BE REMOVED)

EXISTING PROPERTY LINE
(TO BE REMOVED)

WETLAND TO BE REMOVED

CRITICAL ROOT ZONE (TYP)

EXISTING WETLAND

50' STREAM BUFFER

20' SANITARY
SEWER EASEMENT

EX. SAN MH #50279
TC: 343.33'
INV IN: 335.43' (NE)
INV OUT: 335.29' (SW)

EXISTING DIRT ROAD

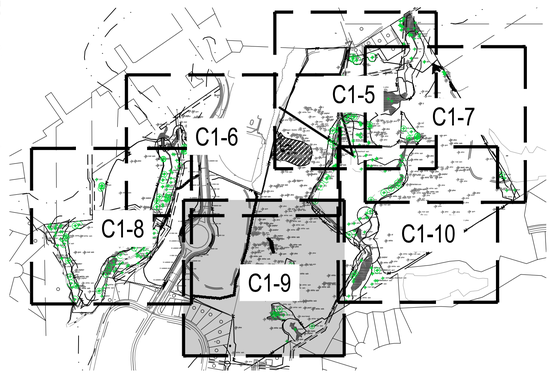
EXISTING 20' COR PUBLIC
UTILITY EASEMENT
TO BE REVISED

VILLAGE AT ROLESVILLE, PHASE I,
TRACT 2
BM 2004 PG 202-203
ZONE: R&PUD
USE: RESIDENTIAL

CEDAR LAKES HOMEOWNERS
ASSOCIATION, INC.
DB 17611 PG 1888
BM 2017 PG 678-680
PIN# 1758564943
ZONE: RM-CZ
USE: HOA

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
- 450 EXISTING MAJOR CONTOURS
- 450 EXISTING MINOR CONTOURS
- N SEE SHEET C1-4 FOR OWNER INFO
- REMOVED TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE
- EXISTING STREET TREE



0 25' 50' 100'
SCALE: 1" = 50'

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

REV	DATE	DESCRIPTION
6	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
5	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
4	06/01/2023	INITIAL SUBMITTAL

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

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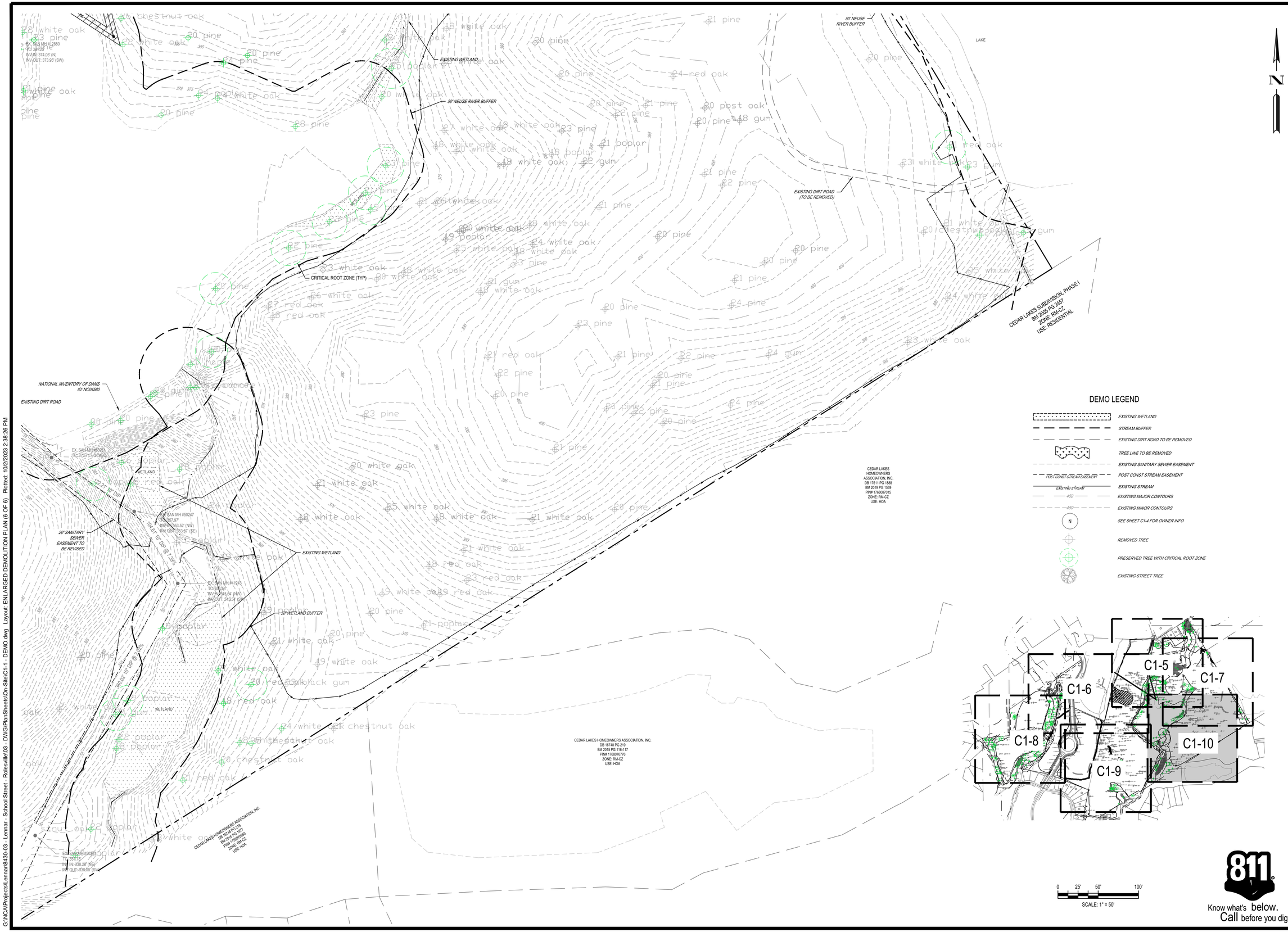
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ENLARGED
DEMOLITION PLAN
(5 OF 6)

NORTH CAROLINA PROFESSIONAL
PRELIMINARY
ENGINEER
DEBRA M. FERRELL
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C1-9



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
- REMOVED TREE
- PRESERVED TREE WITH CRITICAL ROOT ZONE
- EXISTING STREET TREE

0 25' 50' 100'
SCALE: 1" = 50'

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

REV	DATE	DESCRIPTION
4	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
3	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
2	06/01/2023	INITIAL SUBMITTAL
1		

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

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ENLARGED DEMOLITION PLAN (6 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FIERA
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C1-10

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ADJOINING PROPERTY OWNERS

(A) MARQUIS BRYANT
DB 17767 PG 964
BM 2015 PG 899
PIN# 1758972232

(B) JOHN SHANNON POPE & ALICIA POPE
DB 17361 PG 848
BM 2017 PG 107
PIN# 1758879088

(C) JOHN SHANNON POPE & ALICIA POPE
DB 17361 PG 848
BM 2017 PG 107
PIN# 1758879113

(D) WANDA ELOISE JONES
DB 17592 PG 1362
BM 2004 PG 202-203
PIN# 1758878107

(E) SUSAN JOHNSON
DB 11707 PG 860
BM 2004 PG 202-203
PIN# 1758878213

(F) ANDRE KELLY & ARTEMISIA KELLY
DB 18535 PG 497
BM 2004 PG 202-203
PIN# 1758878218

(G) GARY W. PARRISH & CHARLENE T. PARRISH
DB 10991 PG 755
BM 2004 PG 202-203
PIN# 1758878325

(H) THOMAS E. AUGUSTINE & KATHARINE THERESA SILEO AUGUSTINE
DB 18156 PG 791
BM 2004 PG 202-203
PIN# 1758878431

(I) THURMAN GREENE MILLER, JR. & SALLY EVERHART MILLER
DB 10993 PG 2523
BM 2004 PG 202-203
PIN# 1758878407

(J) PAUL D. HEWITT & TAMMY J. HEWITT
DB 15004 PG 251
BM 2004 PG 202-203
PIN# 1758877551

(K) ESTHER EIFERT
DB 18445 PG 747
BM 2004 PG 202-203
PIN# 1758876594

(L) NGOZI UMELO & DOMINIC UGORJI
DB 17030 PG 1045
BM 2004 PG 202-203
PIN# 1758876546

(M) THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC.
DB 10381 PG 2701
BM 2003 PG 1124-1125
BM 2004 PG 202-203
PIN# 1758875606

(N) THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC.
DB 10381 PG 2701
BM 2003 PG 1121-1123
BM 2004 PG 199-201
PIN# 1758777301

(O) KENNETH LEE TURNER & ANN JOHNSTON TURNER
DB 6319 PG 096
BM 1993 PG 1086
PIN# 1758784082

(P) JAMES L. EDWARDS & JOYCE P. EDWARDS
DB 7625 PG 828
BM 1993 PG 1086
PIN# 1758784109

(Q) DOROTHY JONES PENDER ET AL (HEIRS OF DOROTHY D. JONES)
WF 16-E-4056
DB 1613 PG 481
PIN# 1758997386

(R) MICHAEL T. DEBNAM ET AL. (HEIRS OF RUTH UPCHURCH DEBNAM)
DB 11563 PG 1757
PIN# 1758998460

(S) RICHARD E. DUNN ET AL. (HEIRS OF MARY CATHRYN DUNN)
DB 9721 PG 2124
PIN# 1758999444

(T) ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE
DB 15944 PG 1564
PIN# 1768090349

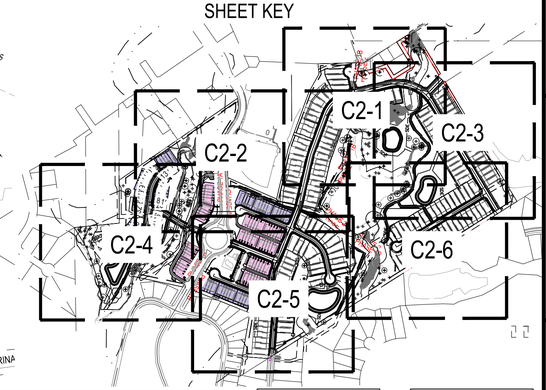
(U) ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE
DB 15944 PG 1564
PIN# 1768090437

(V) EDWARD W. SCARBORO, JR. ET AL.
WF 14-E-3861
DB 1112 PG 065
PIN# 1758998560

LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED ACCESSIBLE RAMP
- PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- PROPOSED EASEMENT
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- * POLLINATOR GARDEN
- FRONT LOAD TOWNHOME LOT
- REAR LOAD TOWNHOME LOT
- SINGLE FAMILY LOT
- OPEN SPACE
- PERIMETER BUFFER
- NEUSE RIVER BUFFER

SHEET KEY



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	72°50'50"	300.00'	381.42'	S67°20'50"E	356.25'
C2	56°09'00"	230.00'	225.40'	N48°09'20"E	216.49'
C3	7°01'20"	230.00'	28.19'	N16°34'10"E	28.17'
C4	8°48'40"	230.00'	35.37'	N17°27'50"E	35.33'
C5	31°30'10"	230.00'	126.46'	N6°07'00"E	124.87'
C6	14°12'10"	230.00'	57.02'	N2°32'00"W	56.87'
C7	31°38'20"	230.00'	127.00'	N83°57'00"W	125.40'
C8	50°27'50"	230.00'	202.57'	N36°55'00"W	196.09'
C9	21°06'20"	150.00'	55.25'	N3°13'00"W	54.94'
C10	24°05'30"	230.00'	96.71'	N69°26'20"W	96.00'
C11	10°41'20"	230.00'	42.91'	N82°44'10"W	42.84'
C12	51°53'10"	230.00'	208.28'	N34°27'30"E	201.24'
C13	47°15'10"	230.00'	189.68'	N32°08'30"E	184.35'
C14	90°00'00"	50.00'	78.54'	N23°07'50"W	70.71'
C15	12°15'00"	100.00'	21.38'	S15°47'40"W	21.34'
C16	20°26'50"	100.00'	35.69'	S19°53'30"W	35.50'
C17	86°45'50"	50.00'	75.72'	S13°15'50"E	68.69'
C18	81°30'30"	50.00'	71.13'	N48°38'20"E	65.28'
C19	18°57'20"	100.00'	33.08'	N17°21'40"E	32.93'
C20	4°55'20"	100.00'	8.59'	N24°22'40"E	8.59'
C21	15°42'20"	50.00'	13.70'	N75°59'00"W	13.66'

LINE TABLE

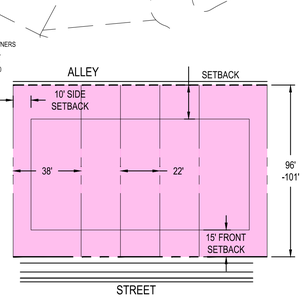
LINE	LENGTH	DIRECTION
L1	342.55	N4° 34' 11.00"E
L2	133.83	N9° 38' 02.77"W
L3	337.55	N21° 52' 07.57"E
L4	142.62	N21° 52' 07.57"E
L5	375.19	N13° 03' 30.96"E
L6	310.99	N20° 04' 51.30"E
L7	322.73	N76° 13' 49.66"E
L8	963.87	S30° 55' 22.00"E
L9	34.09	S80° 13' 50.62"W
L10	433.61	N68° 07' 52.39"W
L11	378.33	S68° 06' 51.46"E
L12	45.00	N11° 59' 04.67"W
L13	40.14	N12° 03' 01.98"W
L14	111.22	N11° 41' 07.91"W
L15	170.59	N62° 08' 53.42"W
L16	399.13	N68° 07' 52.43"W
L17	69.76	S22° 56' 22.78"W
L18	91.10	N13° 46' 10.34"W
L19	14.90	N7° 20' 09.54"E
L20	143.78	N68° 04' 53.33"W

LINE TABLE

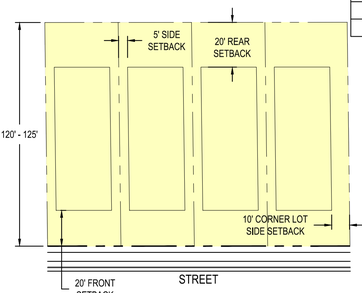
LINE	LENGTH	DIRECTION
L21	119.89	N57° 23' 34.67"W
L22	49.98	N81° 29' 03.27"W
L23	231.99	N60° 24' 04.81"E
L24	98.14	N8° 30' 56.73"E
L25	128.99	N8° 30' 56.73"E
L26	98.04	N55° 46' 03.97"E
L27	826.29	S59° 04' 38.00"W
L28	165.31	N44° 21' 49.14"E
L29	350.44	N68° 07' 52.43"W
L30	16.23	N21° 52' 07.57"E
L31	41.74	S21° 55' 06.67"W
L32	85.49	S9° 40' 05.66"W
L33	142.88	S30° 07' 00.00"W
L34	135.73	S56° 38' 47.00"E
L35	106.06	N89° 23' 34.38"E
L36	157.53	N7° 53' 02.26"E
L37	71.28	N21° 55' 06.67"E
L38	91.93	N26° 50' 23.21"E
L39	40.40	N83° 50' 08.38"W
L40	171.05	N68° 07' 52.43"W

ABBREVIATION LEGEND

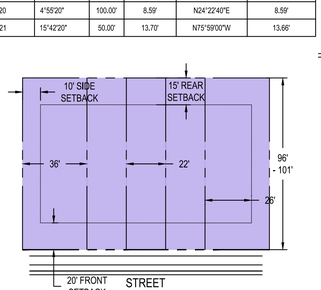
PB	PERIMETER BUFFER
NRB	NEUSE RIVER BUFFER
OS	OPEN SPACE



REAR LOAD TOWNHOME LOT DIMENSIONS (TYPICAL)
NOT TO SCALE



SINGLE FAMILY LOT DIMENSIONS (TYPICAL)
NOT TO SCALE



FRONT LOAD TOWNHOME LOT DIMENSIONS (TYPICAL)
NOT TO SCALE

SCALE: 1" = 150 (0, 75, 150, 300)

Know what's below. Call before you dig.

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

REV	DATE	
1	06/01/2023	INITIAL SUBMITTAL
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3	10/02/2023	PER TOWN OF ROLESVILLE COMMENT

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ROLESVILLE / NORTH CAROLINA / 27571

OVERALL SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FERRY
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C2-0

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-0 OVERALL SITE PLAN Plotted: 10/2/2023 3:20:28 PM

WAKE COUNTY BOARD OF EDUCATION
BM 2003 PG 557
PIN# 1758990785
ZONE: RL
USE: SCHOOL

SCHOOL STREET ℄
PER WAKE GIS

SCHOOL STREET
EDGE OF PAVEMENT
PER SURVEY

PROPERTY BOUNDARY

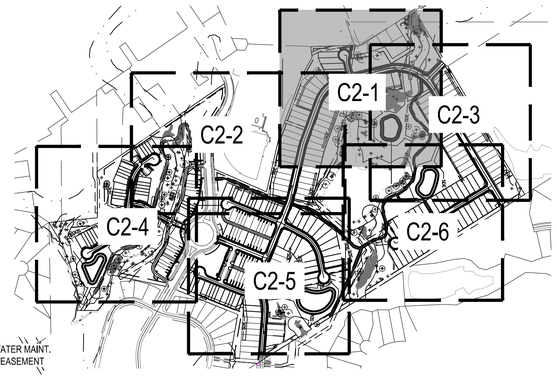
TOWN OF ROLESVILLE
DB 18568 PG 660
PIN# 1768094465
ZONE: RL
USE: VACANT

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

15' TYPE 2 PB
20' ACCESS EASEMENT
10' CONCRETE MULTI-USE PATH
25' TYPE 3 PB
EXISTING STREAM ℄
10'X15' SIGN EASEMENT
50' NRB
CRITICAL ROOT ZONE (TYP)
EXISTING TREE (TYP)
OS #3
3.38 AC
20' PUBLIC SDE
EXTENT OF FLOOD PRONE SOIL
PER WAKE GIS
DEAD END BARRICADE:
FUTURE ROAD EXTENSION
CONSTRUCTION DRAWINGS
UNDER REVIEW (CID-23-08)
10' MULTI-USE PATH
PHASE 1B
PHASE 2
PROPOSED RETAINING WALL #6
WITH 5' ACCESS EASEMENT
(DESIGN BY OTHERS)
VARIABLE WIDTH
PUBLIC SDE
35' B-B
ZANNING DRIVE (COLLECTOR)
65' R/W
R300'
15' X 280' SDT
LONG MELFORD DRIVE
65' R/W
SDE
15' X 240' SDT
R28' (TYP)
20' FRONT SETBACK (TYP)
VARIABLE WIDTH
PUBLIC SDE
REMOVABLE BOLLARD
PROPOSED RETAINING WALL #7
W/ 5' EASEMENT
(DESIGN BY OTHERS)
EXISTING STREAM ℄
R230'
15' X 240' SDT
PROPOSED 30' SANITARY
SEWER EASEMENT
10' PRIVATE SDE
5' CONCRETE
SIDEWALK
20' PRIVATE SDE
20' PUBLIC SW ACCESS AND
MAINTENANCE
EASEMENT
LONG MELFORD DRIVE
MATCHLINE C2-2
MATCHLINE C2-1
15' TYPE 2
PERIMETER
BUFFER
10' PRIVATE SDE
PROPERTY
BOUNDARY
20' PRIVATE
ACCESS EASEMENT
LONG MELFORD DRIVE (COLLECTOR)
PROPOSED RETAINING WALL #7
WITH 5' ACCESS EASEMENT
(DESIGN BY OTHERS)
EXISTING
WETLANDS
CONSERVATION EASEMENT (TYP)
EXISTING
WETLAND
5' (TYP)
20' (TYP)
SCM 3
10' ASPHALT GREENWAY W/
20' PUBLIC ACCESS EASEMENT
EXISTING STREAM ℄
10' PRIVATE SDE
VARIABLE WIDTH STORM
DRAINAGE EASEMENT
OS #1
19.54 AC
EXISTING NON-JURISDICTIONAL
STREAM ℄
EXISTING
WETLANDS
SEE SHEET C2-0 FOR
LINE AND CURVE TABLE (TYP).
35' B-B
60' ROW
50' NRB
20' STORMWATER MAINT.
& ACCESS EASEMENT
10' ASPHALT
GREENWAY AND 20'
ACCESS EASEMENT
CONSERVATION
EASEMENT (TYP)
PHASE 1B
PHASE 2
MATCHLINE C2-1
MATCHLINE C2-3
5' CONCRETE
SIDEWALK (TYP)
20' PRIVATE SDE
EXISTING WETLANDS
SCM 4
PROPOSED RETAINING WALL #5
WITH 5' ACCESS EASEMENT
(DESIGN BY OTHERS)

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



SHEET KEY

0 25' 50' 100'
SCALE: 1" = 50'

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	06/01/2023	INITIAL SUBMITTAL
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	10/02/2023	PER TOWN OF ROLESVILLE COMMENT

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DRAWN BY: DF/JWM
REVIEWED BY: DF

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PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(1 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBORA M. FERN
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C2-1

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C3-0 - SITE-PLAN.dwg Layout: C2-1 ENLARGED SITE PLAN (1 OF 6) Plotted: 10/2/2023 3:20:43 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
- SDE — PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- * POLLINATOR GARDEN

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1993 PG 1381
PIN# 1758895219
ZONE: R&PUD
USE: NBHD S/C

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1995 PG 1400
PIN# 1758892038

REDFORD PLAZA, LLC
DB 16331 PG 976
BM 2006 PG 1022
PIN# 1758882842
ZONE: R&PUD
USE: BUSINESS

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

PARCEL A
TOWN OF ROLESVILLE
PARK EXPANSION PROPERTY
±1.5 AC.

REDFORD PLACE DRIVE
(60' PUBLIC R/W)

PROPOSED 10' ASPHALT GREENWAY WITH 20' EASEMENT

PROPOSED MULTIUSE PATH EASEMENT

EXTENT OF FLOOD PRONE SOIL PER WAKE GIS

15' TYPE 2 PERIMETER BUFFER

PROPERTY BOUNDARY

EXISTING STREAM

EXTENT OF FLOOD PRONE SOIL PER WAKE GIS

EXISTING 30' COR PUBLIC UTILITY EASEMENT

20' PUBLIC SDE

PROPOSED DOG PARK
5,244 SF

50' NRB

DOUBLE GATE AT PARK ENTRANCE (TYP)

PROPOSED 24' ROW

60° ANGLED PARKING

10' CORPUE

PROPOSED 10' PUBLIC UTILITY EASEMENT

2' STD CURB

20' PRIVATE SDE

2.5' VALLEY CURB

TYPE R2 RAMP

5' PRIVATE UTILITY EASEMENT (TYP)

PROPOSED 10' ASPHALT GREENWAY WITH 20' EASEMENT

PROPOSED VARIABLE WIDTH ROW TO ENCOMPASS EXISTING SEWER MAIN

30' SEPARATION

20' LANDSCAPE BUFFER

OS #6
1.12 AC

MATCHLINE C2-2
MATCHLINE C2-5

GREENWAY CROSSWALK

20' PUBLIC SDE

50' ROW

VIA FERN NEST LN

EXISTING 30' CORPUE

TREE MOSS CT

6' CONCRETE SIDEWALK

EXISTING SIDEWALK TO REMAIN

MONOLITHIC MOUNTABLE ISLAND

OS #5
0.85 AC

STANDARD DRIVEWAY CONNECTION FOR ALLEY

10' ASPHALT GREENWAY AND 20' PUBLIC GREENWAY EASEMENT

SEE C2-0 FOR LINE AND CURVE TABLE

15' TYPE 2 PB

25' TYPE 3 PB

20' LANDSCAPE BUFFER

STANDARD DRIVEWAY APRON

END CURB AT RAMPS

20' ACCESS EASEMENT

20'X40' SIGN EASEMENT (TYP)

5' CONCRETE SIDEWALK (TYP)

GRANITE KNOLL CT

ALLEY 3 (PRIVATE)

ALLEY 3 (PUBLIC)

EX. - ROW

PHASE 1A

MATCHLINE C2-2
MATCHLINE C2-1

15' TYPE 2 PERIMETER BUFFER

PROPERTY BOUNDARY

20' PRIVATE ACCESS EASEMENT

LONG MEADOW DRIVE (COLLECTOR)

20' (TYP)

5' (TYP)

10' PRIVATE SDE

35' B-B

60' ROW

CONSERVATION EASEMENT (TYP)

PHASE 1B

PHASE 2

50' NRB

PROPOSED RETAINING WALL #5 WITH 5' ACCESS EASEMENT (DESIGN BY OTHERS)

TOP OF BANK

VARIABLE WIDTH - PROPOSED COR PUBLIC UTILITY EASEMENT

ZONING LINE

PROPOSED 30' CORPUE

10' CORNER SETBACK

PUBLIC STORM DRAINAGE EASEMENT

SCALE: 1" = 50'

Know what's below. Call before you dig.

SHEET KEY

C2-1 C2-2 C2-3 C2-4 C2-5 C2-6

REV	DATE	
1	06/01/2023	INITIAL SUBMITTAL
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	10/02/2023	PER TOWN OF ROLESVILLE COMMENT

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

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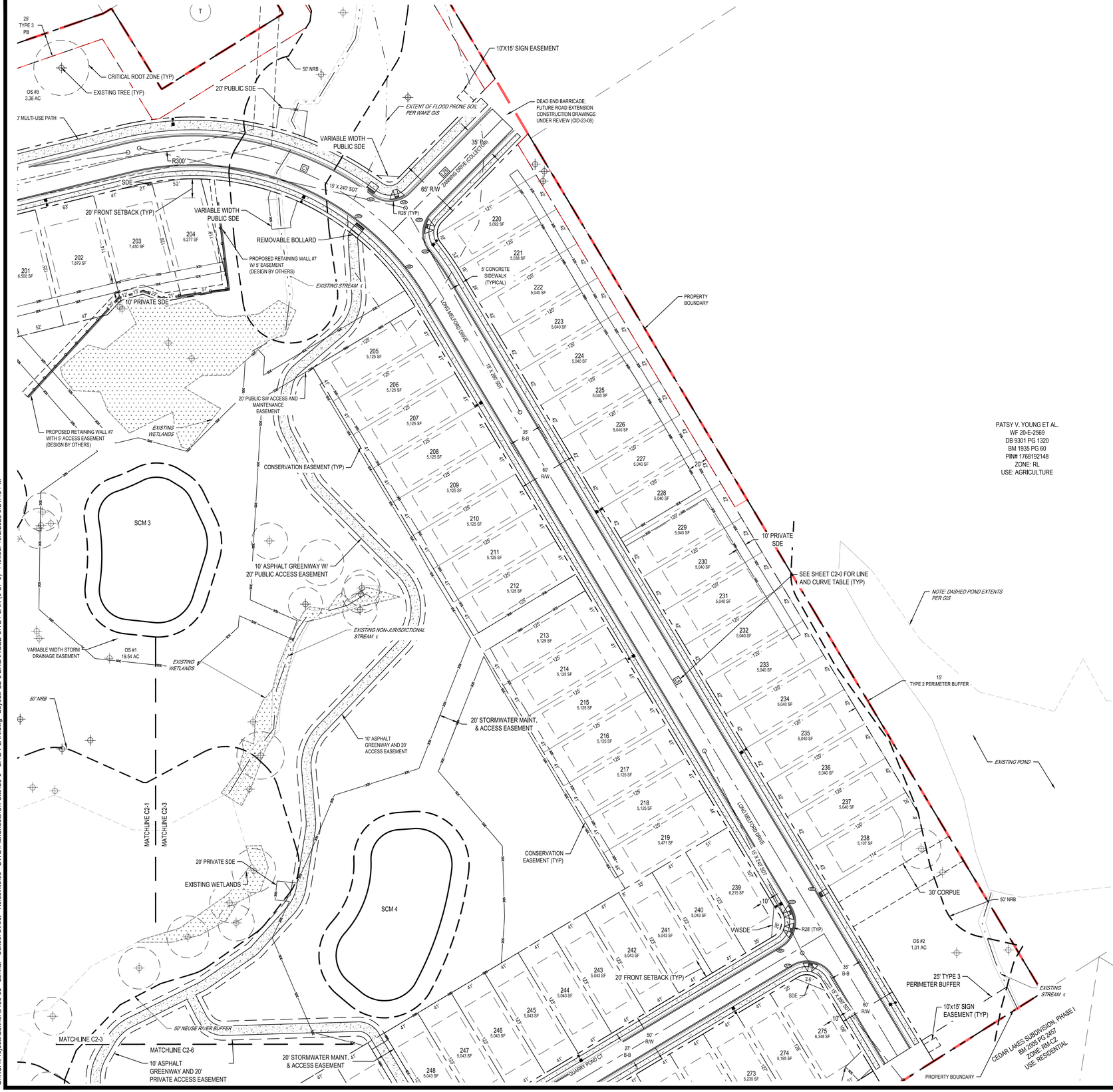
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ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN
(2 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA W. FERN
PRELIMINARY
NOT FOR CONSTRUCTION

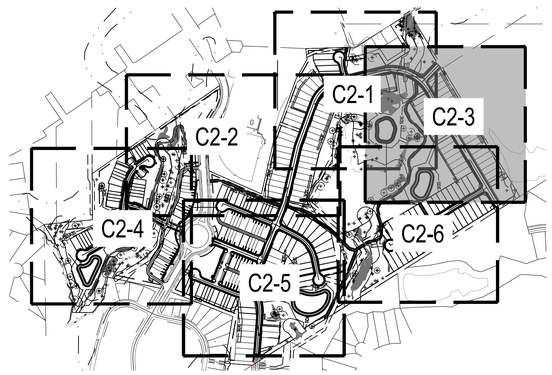
FILE NUMBER: 8430-03
DATE: 10/02/2023
C2-2

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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



SHEET KEY

Know what's below. Call before you dig.

REV							
06/01/2023	08/01/2023	10/02/2023					
INITIAL SUBMITTAL	PER TOWN OF ROLESVILLE COMMENT	PER TOWN OF ROLESVILLE COMMENT					

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

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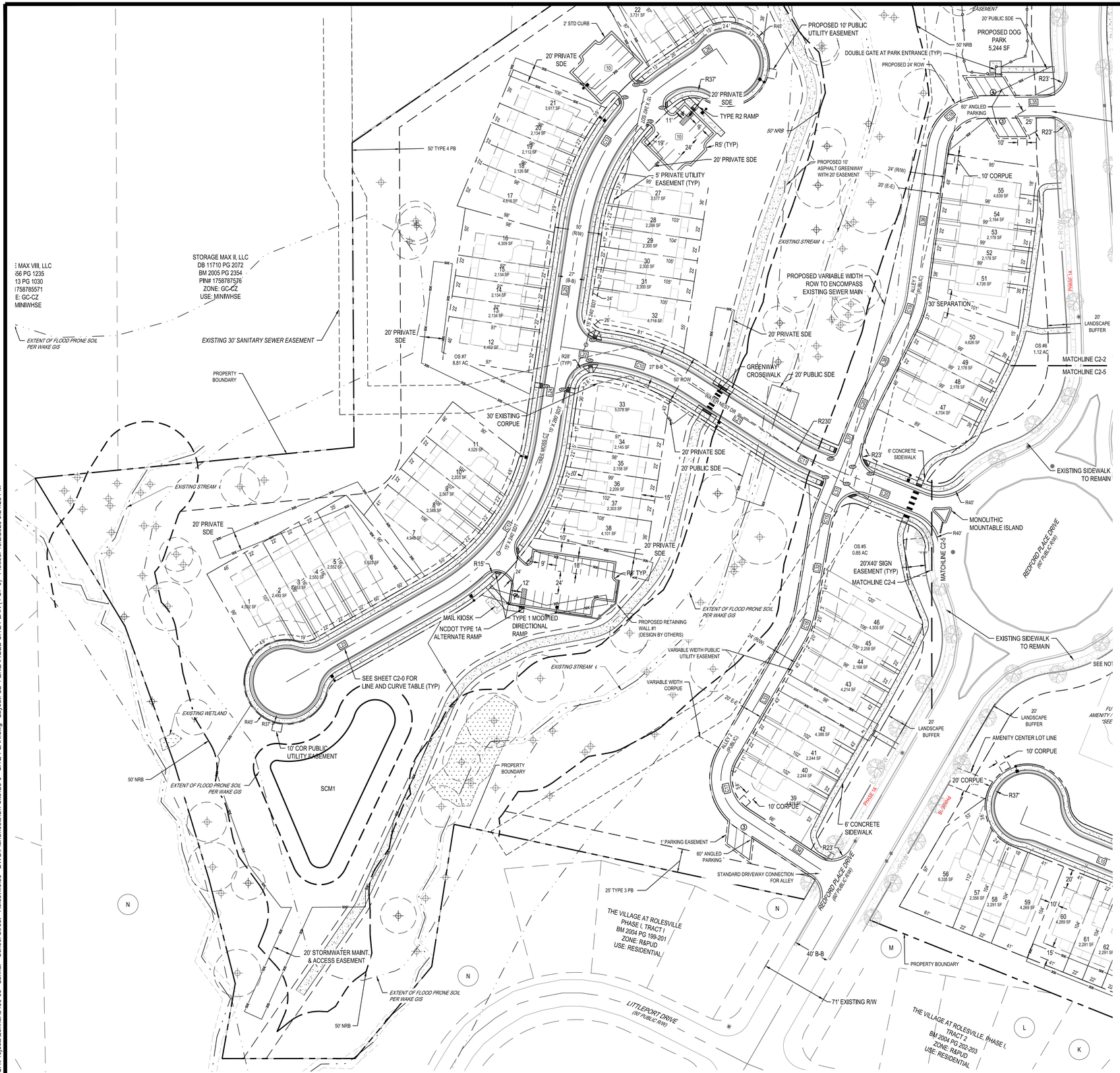
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN (3 OF 7)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049871 DEBRA M. FERRI
PRELIMINARY
NOT FOR CONSTRUCTION

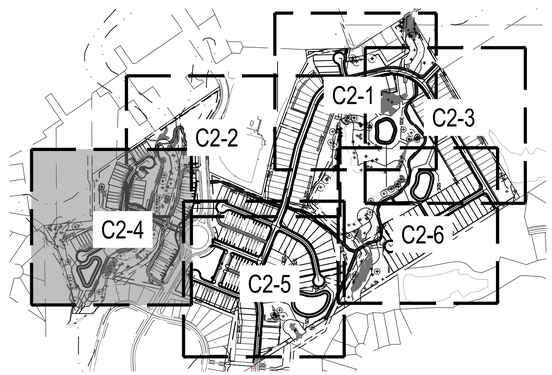
FILE NUMBER: 8430-03
DATE: 10/02/2023
C2-3

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



SHEET KEY

0 25' 50' 100'

SCALE: 1" = 50'

Know what's below. Call before you dig.

REV	DATE	
1	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	06/01/2023	INITIAL SUBMITTAL

DESIGNED BY: DF/CD

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REVIEWED BY: DF

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ENLARGED SITE PLAN (4 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FERN

PRELIMINARY

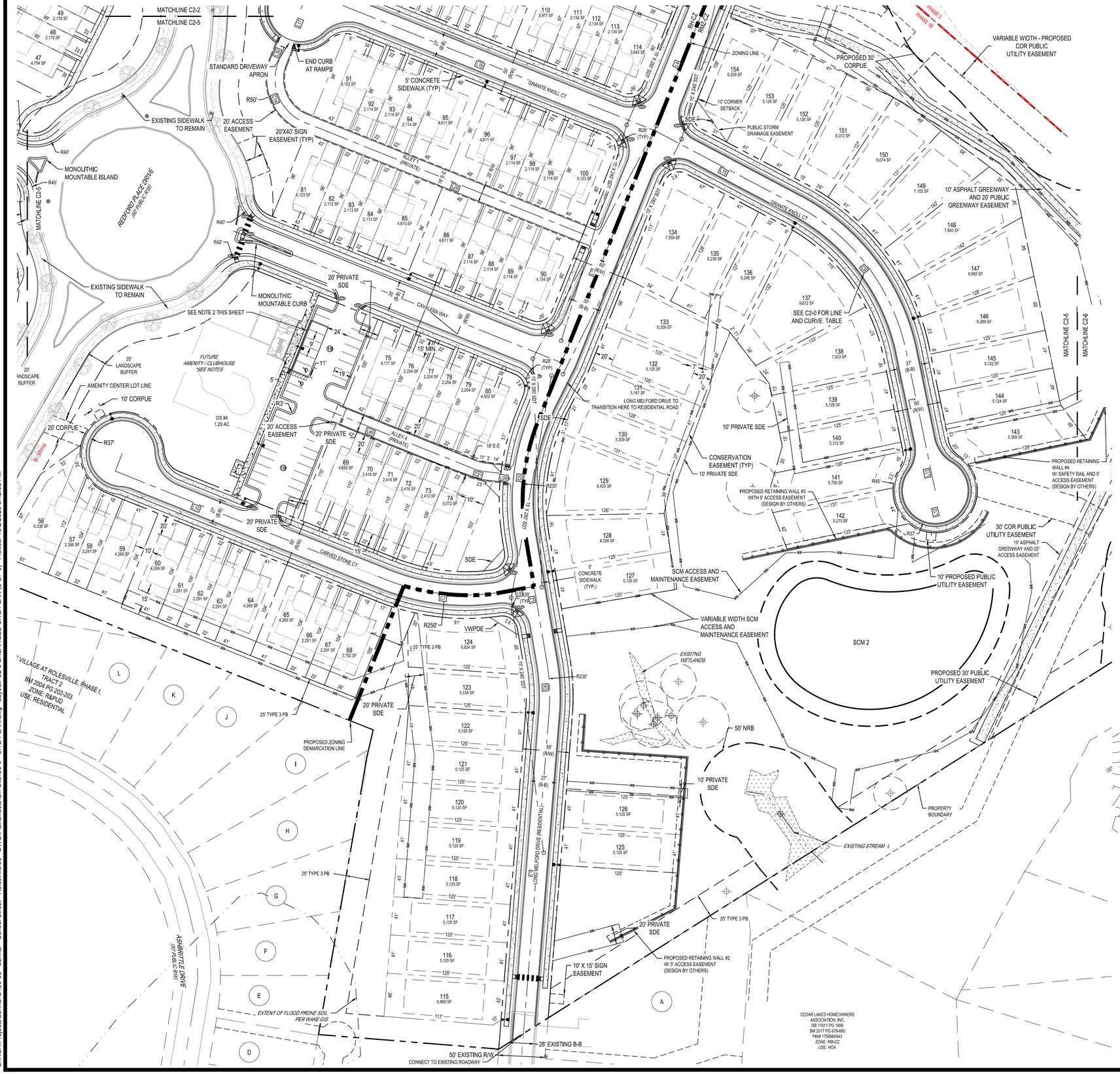
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03

DATE: 10/02/2023

C2-4

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-4 ENLARGED SITE PLAN (4 OF 6) Plotted: 10/2/2023 3:21:28 PM



REV	DATE	
1	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	06/01/2023	INITIAL SUBMITTAL

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DRAWN BY: DF/JWM
REVIEWED BY: DF

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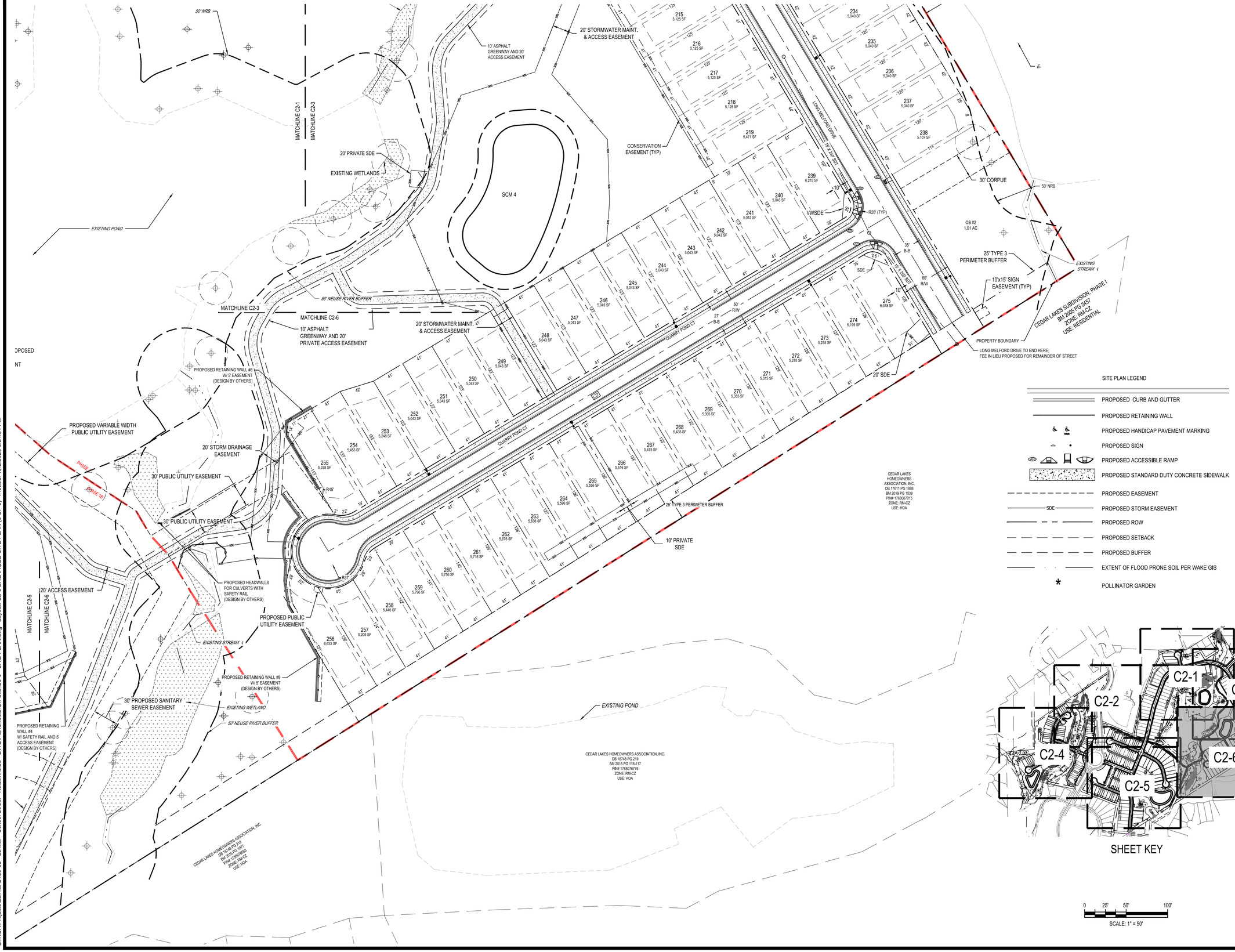
ENLARGED SITE PLAN (5 OF 6)

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FERN
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C2-5

811 Call before you dig.

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REV	DATE	DESCRIPTION
1	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
3	06/01/2023	INITIAL SUBMITTAL

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

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MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED SITE PLAN (6 OF 6)

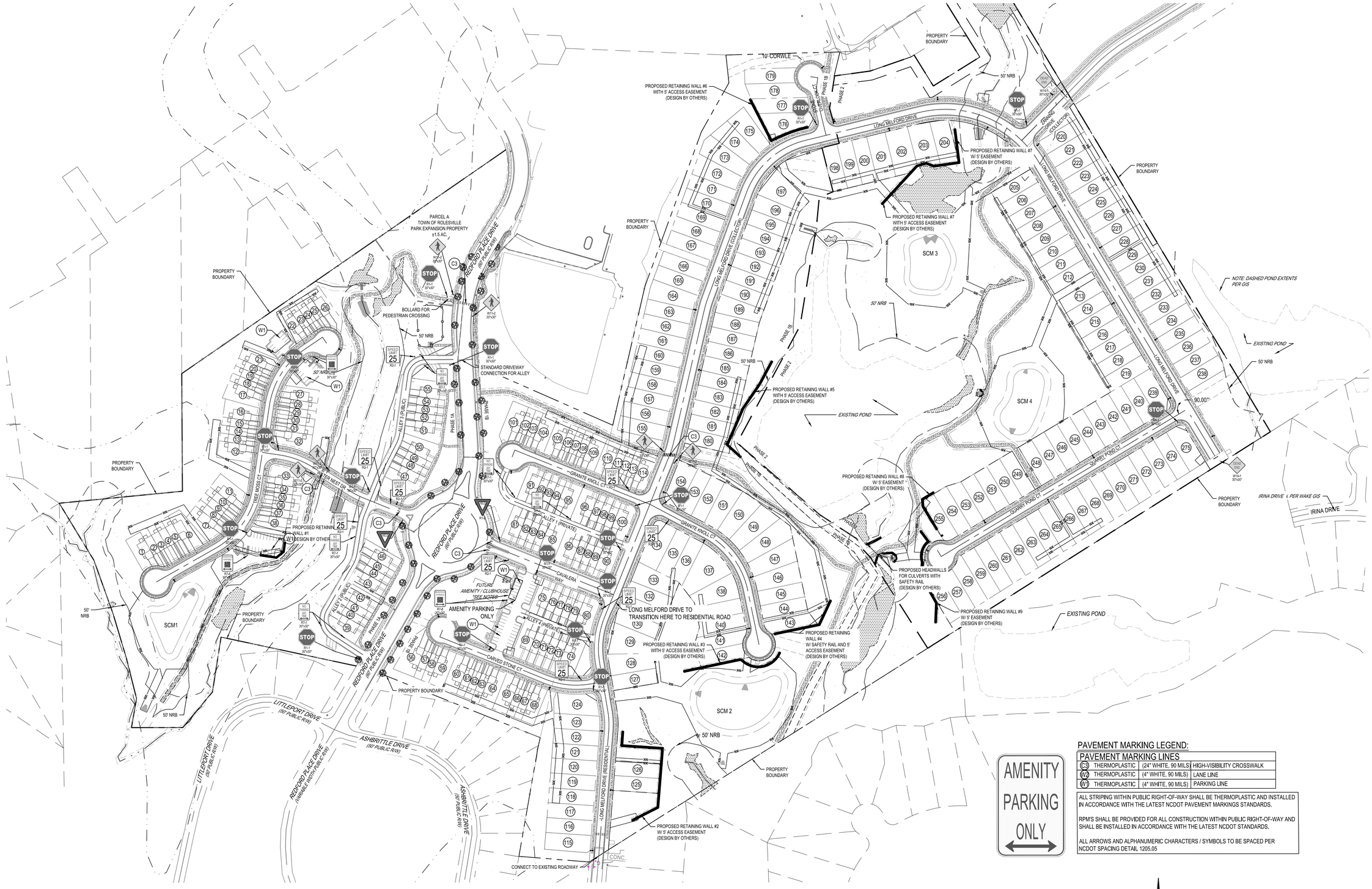
NORTH CAROLINA PROFESSIONAL
PRELIMINARY
ENGINEER DEBRA M. FERN
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023
C2-6

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

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C3-0 - SITE-PLAN.dwg Layout: C2-6 ENLARGED SITE PLAN (6 OF 6) Plotted: 10/2/2023 3:21:51 PM


EDWARD W. SCARBORO, JR. ET AL.
WF 14-E-3861
DB 1112 PG 065
PIN# 1758998909
ZONE: RL
USE: RESIDENTIAL
TOWN OF ROLESVILLE
DB 18568 PG 660
PIN# 1768098727
ZONE: RL
USE: RESIDENTIAL
TOWN OF ROLESVILLE
DB 18568 PG 660
PIN# 1768094465
ZONE: RL
USE: VACANT
WAKE COUNTY BOARD OF EDUCATION
BM 2003 PG 557
PIN# 1758990785
ZONE: RL
USE: SCHOOL
THE TOWN OF ROLESVILLE
DB 5134 PG 618
BM 1991 PG 1333
PIN# 1758980948
ZONE: PUD
USE: CLUB HSE
REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1993 PG 1381
PIN# 1758895219
ZONE: R&PUD
USE: NBHD S/C
REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1995 PG 1400
PIN# 1758892038
ZONE: R&PUD
USE: NBHD S/C
REDFORD PLAZA, LLC
DB 16331 PG 976
BM 2006 PG 1022
PIN# 1758882842
ZONE: R&PUD
USE: BUSINESS
REDFORD PLAZA, LLC
DB 16331 PG 976
BM 2001 PG 1114
PIN# 1758880834
ZONE: R&PUD
USE: JR RANGE
STORAGE MAX II, LLC
DB 11710 PG 2072
BM 2005 PG 2354
PIN# 1758878576
ZONE: GC-CZ
USE: MINIWHSE
AGE MAX VIII, LLC
17556 PG 1235
2013 PG 1030
N# 1758785571
ZONE: GC-CZ
SE: MINIWHSE
PATSY V. YOUNG ET AL.
WF 20-E-2569
DB 9301 PG 1320
BM 1935 PG 60
PIN# 1768192148
ZONE: RL
USE: AGRICULTURE
PHASE 2
PHASE 1A
PHASE 1B
REDFORD PLACE DRIVE
PHASE 1B
PHASE 2
PHASE 1B
PHASE 2
PHASE 1B
PHASE 2



AMENITY PARKING ONLY

PAVEMENT MARKING LEGEND:

PAVEMENT MARKING LINES			
C3	THERMOPLASTIC	(24" WHITE, 90 MILS)	HIGH-VISIBILITY CROSSWALK
W2	THERMOPLASTIC	(4" WHITE, 90 MILS)	LANE LINE
W1	THERMOPLASTIC	(4" WHITE, 90 MILS)	PARKING LINE

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

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

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

N

0 60 120 240
SCALE: 1" = 120

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

REV	DATE	
1	10/02/2023	PER TOWN OF ROLESVILLE COMMENT
2	08/01/2023	PER TOWN OF ROLESVILLE COMMENT
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SIGNAGE AND STRIPING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER DEBRA M. FERM
PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER: 8430-03
DATE: 10/02/2023

C2-8

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\Working\SIGNAGEANDSTRIPINGPLAN.dwg Layout: SIGNAGE AND STRIPING PLAN Plotted: 10/2/2023 3:22:56 PM