

PSP-23-01 / Preliminary Subdivision Plat /
Parker Ridge

APPROVED

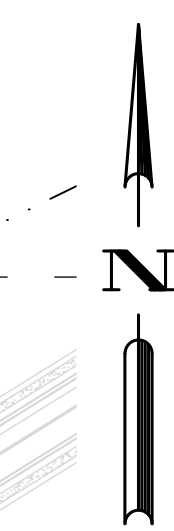
Date: December 22, 2023

Meredith Gruber

Town of Rolesville Planning Department

PROPOSED GRADING AND DRAINAGE LEGEND

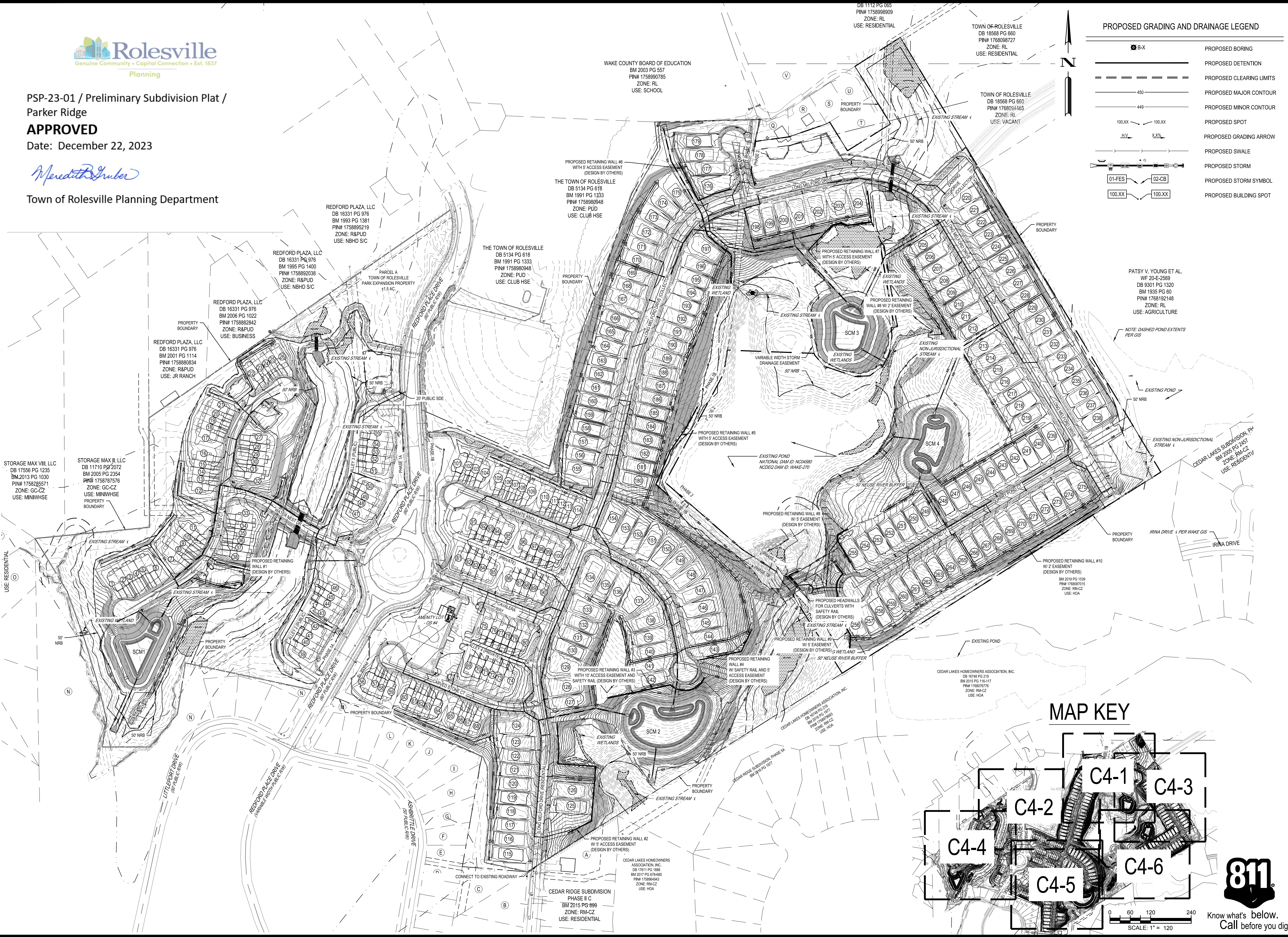
- PROPOSED BORING
- PROPOSED DETENTION
- PROPOSED CLEARING LIMITS
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT
- PROPOSED GRADING ARROW
- PROPOSED SWALE
- PROPOSED STORM
- PROPOSED STORM SYMBOL
- PROPOSED BUILDING SPOT



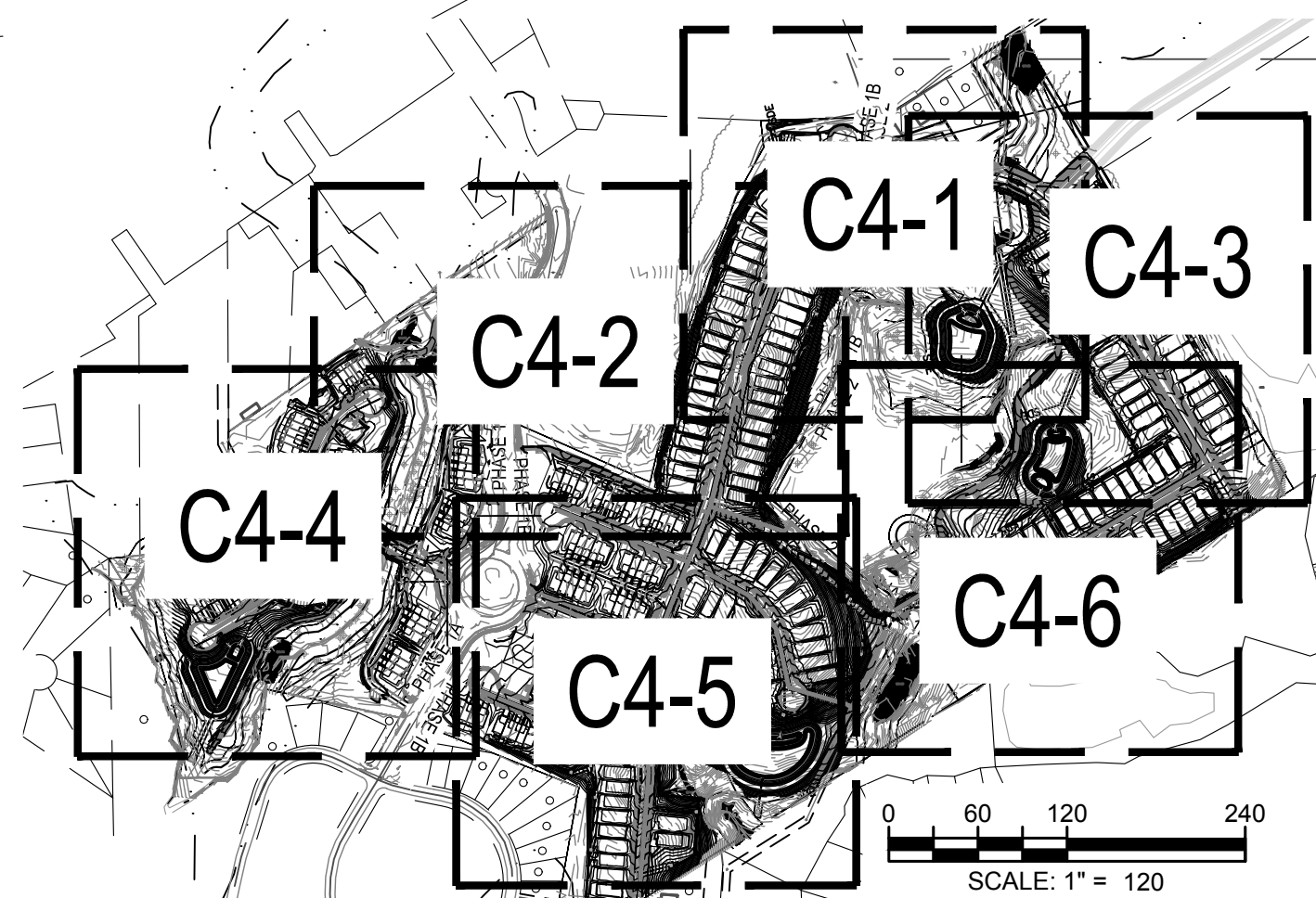
NOTE: DASHED POND EXTENTS PER GIS

SCALE: 1" = 120'

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-0 OVERALL GRADING PLAN Plotted: 12/21/2023 5:02:41 PM



MAP KEY



12/21/2023	PER TOWN OF ROLESVILLE COMMENT	DESIGNED BY:	DF/CD
11/21/2023	PER TOWN OF ROLESVILLE COMMENT	DRAWN BY:	DF/JWM
10/02/2023	PER TOWN OF ROLESVILLE COMMENT	REVIEWED BY:	DF
08/01/2023	PER TOWN OF ROLESVILLE COMMENT		
06/01/2023	PER TOWN OF ROLESVILLE COMMENT		
04/03/2023	PER TOWN OF ROLESVILLE COMMENT		
	INITIAL SUBMITTAL		

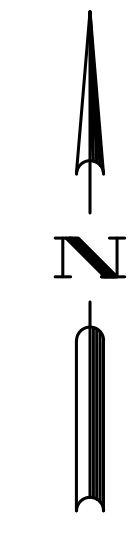
 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397
LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560
OVERALL GRADING PLAN PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571
PRELIMINARY NOT FOR CONSTRUCTION FILE NUMBER: 8430-03 DATE: 12/21/2023 C4-0



G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-1 ENLARGED GRADING PLAN (1 OF 6) Plotted: 12/21/2023 5:02:53 PM

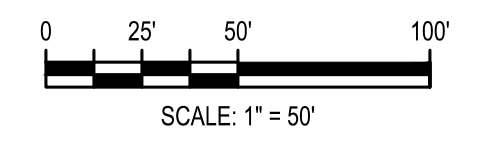
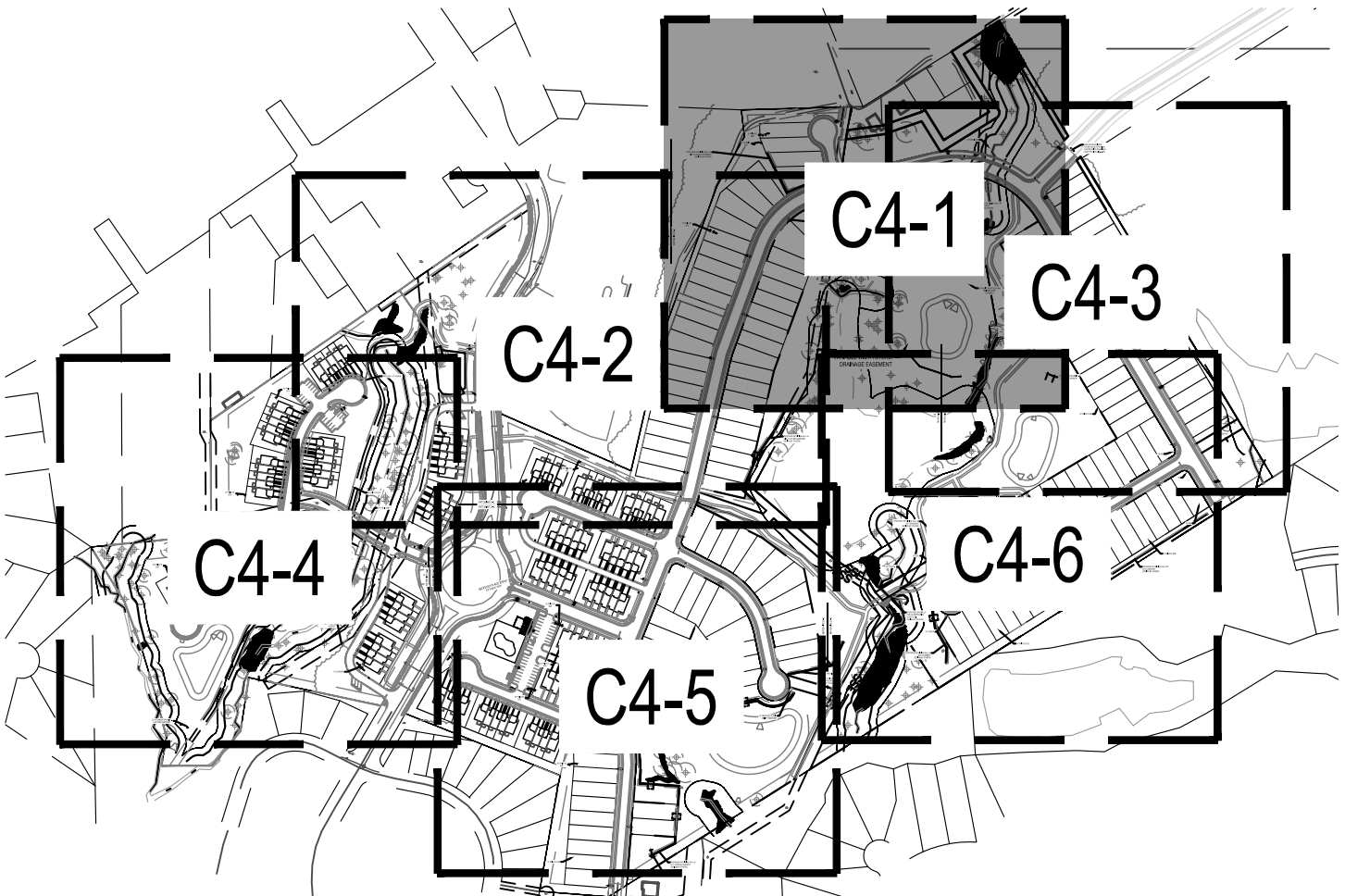
WAKE COUNTY BOARD OF EDUCATION
 BM 2003 PG 557
 PIN# 1758990785
 ZONE: RL
 USE: SCHOOL

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



PROPOSED GRADING AND DRAINAGE LEGEND

	PROPOSED BORING
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	PROPOSED MINOR CONTOUR
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	PROPOSED STORM
	PROPOSED STORM SYMBOL
	PROPOSED BUILDING SPOT
	PRESERVED TREE
	PRESERVED TREE CLOSE TO CONSTRUCTION LIMIT (CRITICAL ROOT ZONE SHOWN)



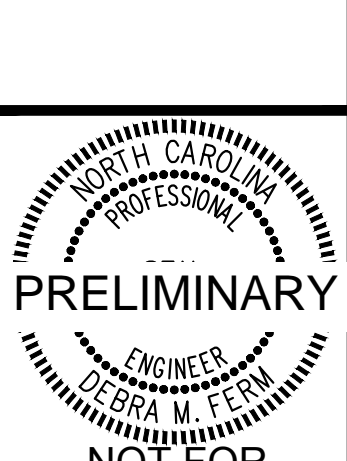
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10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
DESIGNED BY:	DF/CD
DRAWN BY:	DF/JWM
REVIEWED BY:	DF

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

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

PARKER RIDGE
 82 SCHOOL STREET
 ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED GRADING
PLAN (1 OF 6)



PRELIMINARY
 NOT FOR CONSTRUCTION
 FILE NUMBER:
 8430-03
 DATE: 12/21/2023

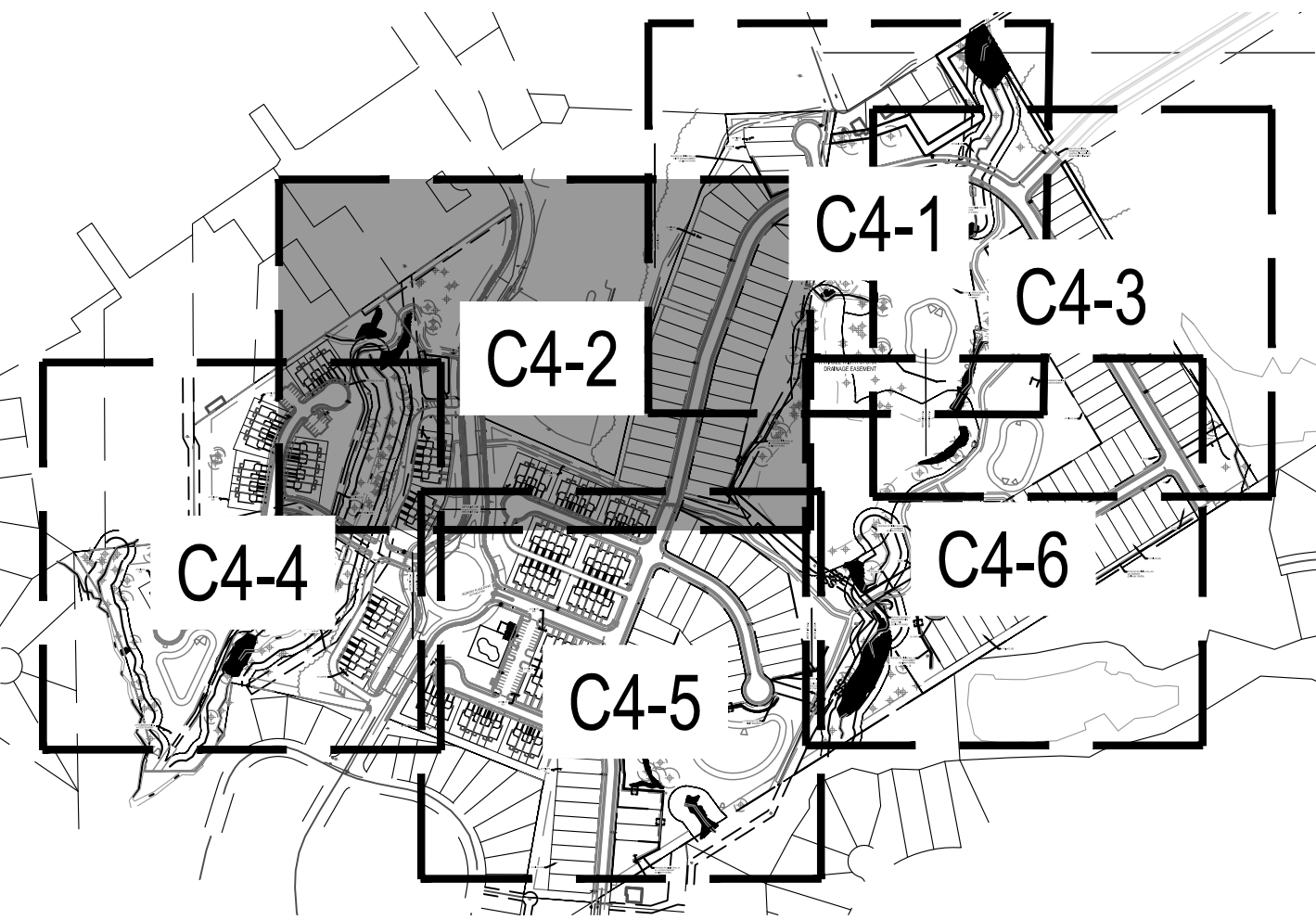
C4-1

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-2 ENLARGED GRADING PLAN (2 OF 6) Plotted: 12/21/2023 5:03:05 PM

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BM 1993 PG 1381
PIN# 1758895219
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USE: NBHD SIC

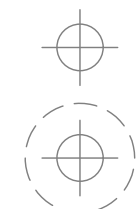
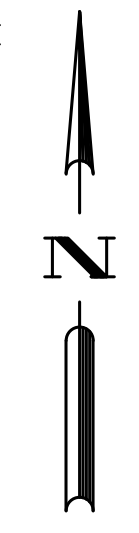
REDFORD PLAZA, LLC
DB 16331 PG 976
BM 1995 PG 1400
PIN# 1758892038
ZONE: R&PUD
USE: NBHD SIC

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



PROPOSED GRADING AND DRAINAGE LEGEND

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- PROPOSED BUILDING SPOT
- PRESERVED TREE
- PRESERVED TREE CLOSE TO CONSTRUCTION LIMIT (CRITICAL ROOT ZONE SHOWN)



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



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08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
DESIGNED BY:	DF/CD
DRAWN BY:	DF/JWM
REVIEWED BY:	DF

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

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

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED GRADING PLAN (2 OF 6)

PRELIMINARY
NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 12/21/2023

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

C4-2

WALL CREEK PHASE I
 BR 1983 PG 1086
 ZONE: RAPUD
 USE: RESIDENTIAL

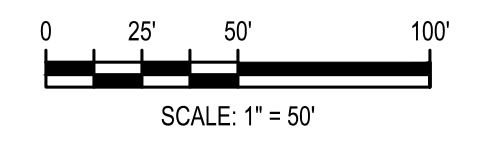
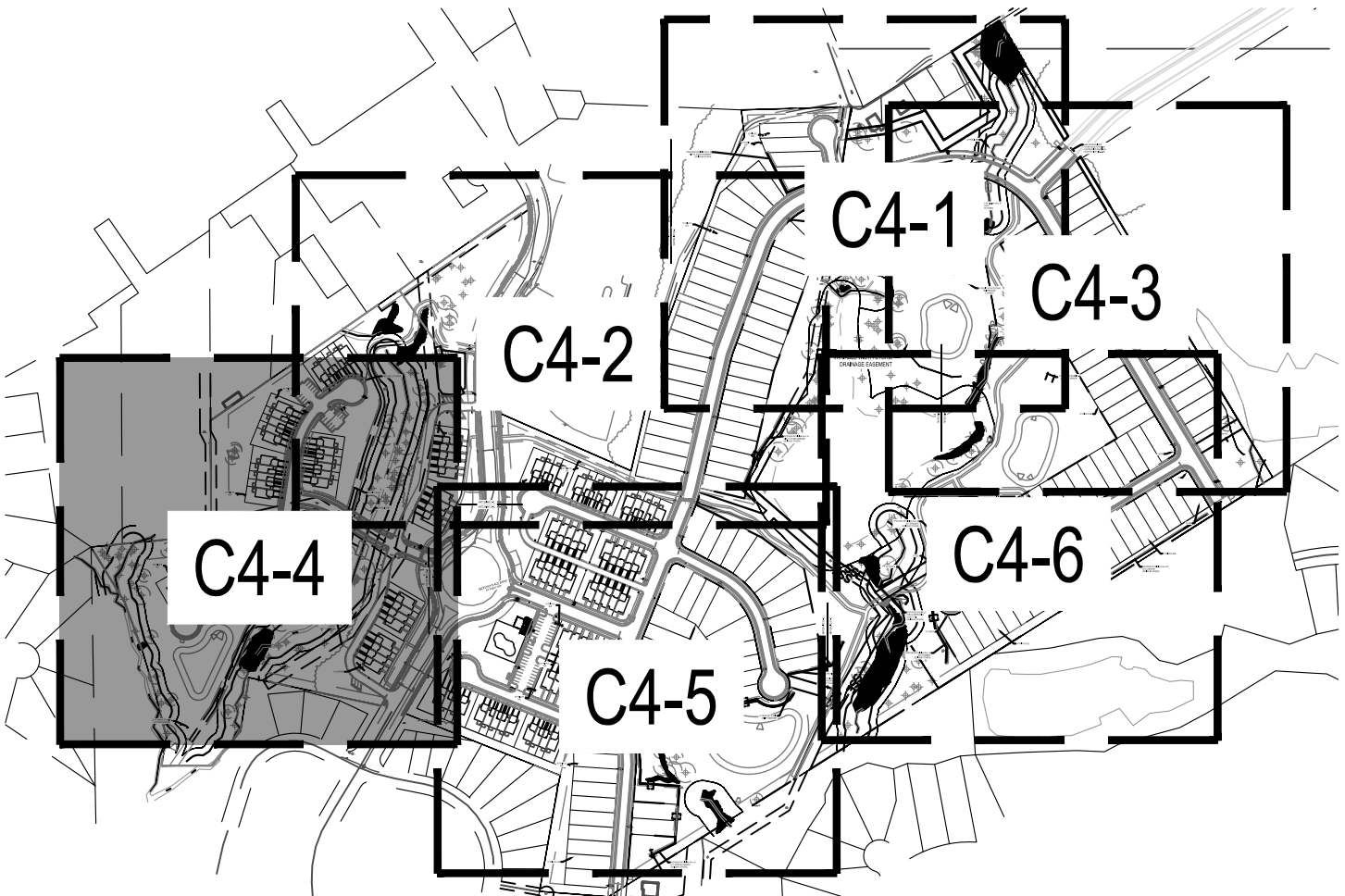
STORAGE MAX VIII, LLC
 DB 17556 PG 1235
 BM 2013 PG 1030
 PIN# 1758785571
 ZONE: GC-CZ
 USE: MINIWHSE

STORAGE MAX II, LLC
 DB 11710 PG 2072
 BM 2005 PG 2364
 PIN# 1758787576
 ZONE: GC-CZ
 USE: MINIWHSE



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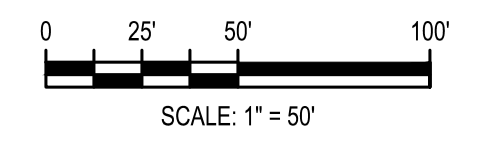
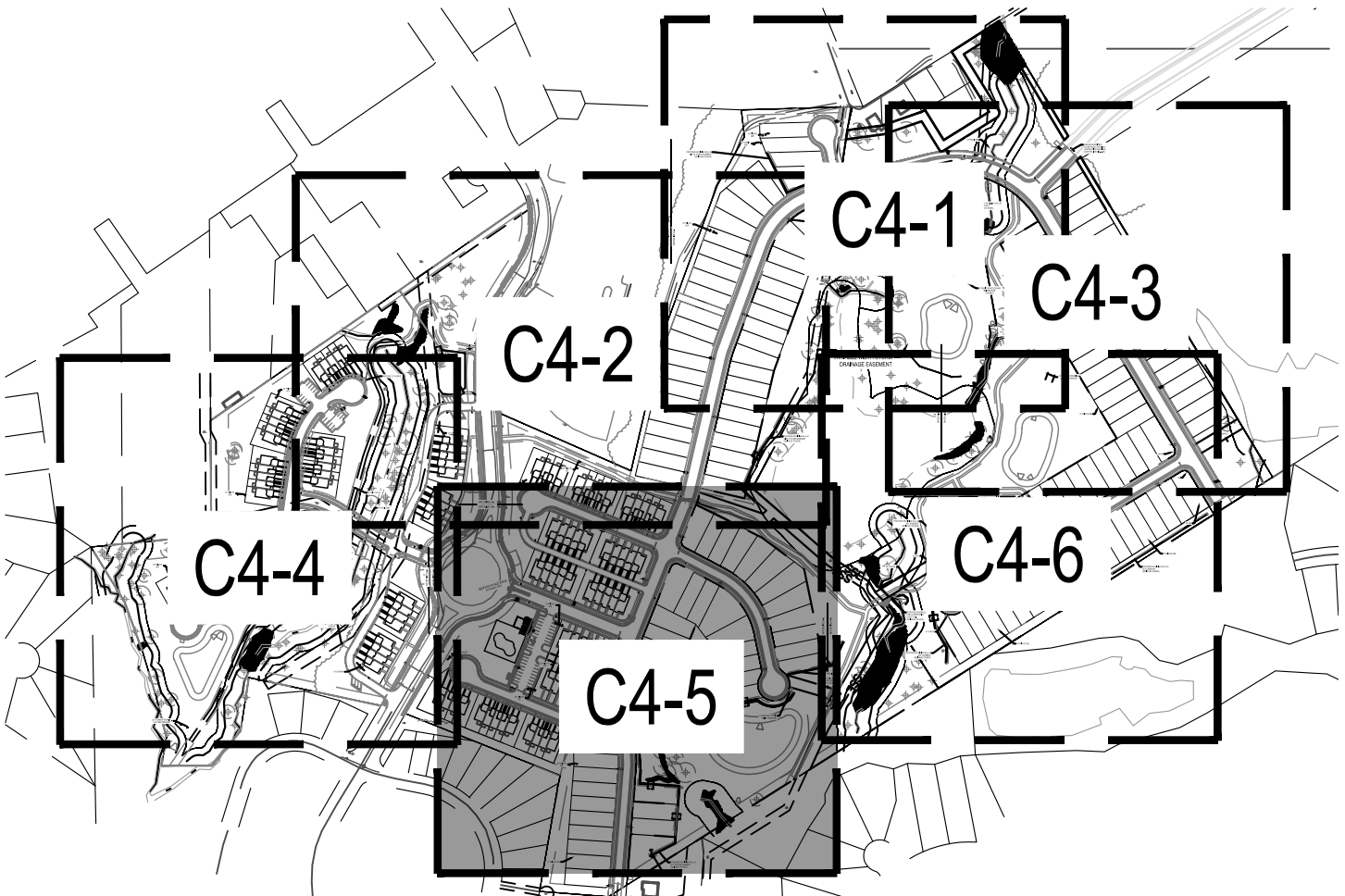
12/21/2023	PER TOWN OF ROLESVILLE COMMENT
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04/03/2023	INITIAL SUBMITTAL
DESIGNED BY:	DF/CD
DRAWN BY:	DF/JWM
REVIEWED BY:	DF
BCE	
5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	
LENNAR	
CORPORAION	
1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560	
PARKER RIDGE	
82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571	
ENLARGED GRADING	
PLAN (4 OF 6)	
PRELIMINARY	
NOT FOR CONSTRUCTION	
FILE NUMBER: 8430-03	
DATE: 12/21/2023	
C4-4	

G:\NCA\Projects\Lennar\8430-03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-5 ENLARGED GRADING PLAN (5 OF 6) Plotted: 12/21/2023 5:03:40 PM



PROPOSED GRADING AND DRAINAGE LEGEND

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	PROPOSED STORM SYMBOL
	PROPOSED BUILDING SPOT



CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.
 CB 17811 PG 1888
 BM 2017 PG 678-680
 PMS 1780866493
 ZONE: RM-CZ
 USE: HOA



12/21/2023	PER TOWN OF ROLESVILLE COMMENT
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
DESIGNED BY:	DF/CD
DRAWN BY:	DF/JWM
REVIEWED BY:	DF

BCE
 5440 WADE PARK BLVD, SUITE 102
 RALEIGH NC 27607
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 82 SCHOOL STREET
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ENLARGED GRADING
PLAN (5 OF 6)

PRELIMINARY
 NORTH CAROLINA PROFESSIONAL ENGINEER
 FEDERAL M. FERRIS
 NOT FOR CONSTRUCTION
 FILE NUMBER:
 8430-03
 DATE: 12/21/2023

811
 Know what's below.
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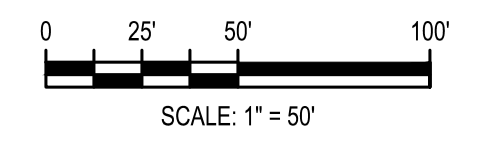
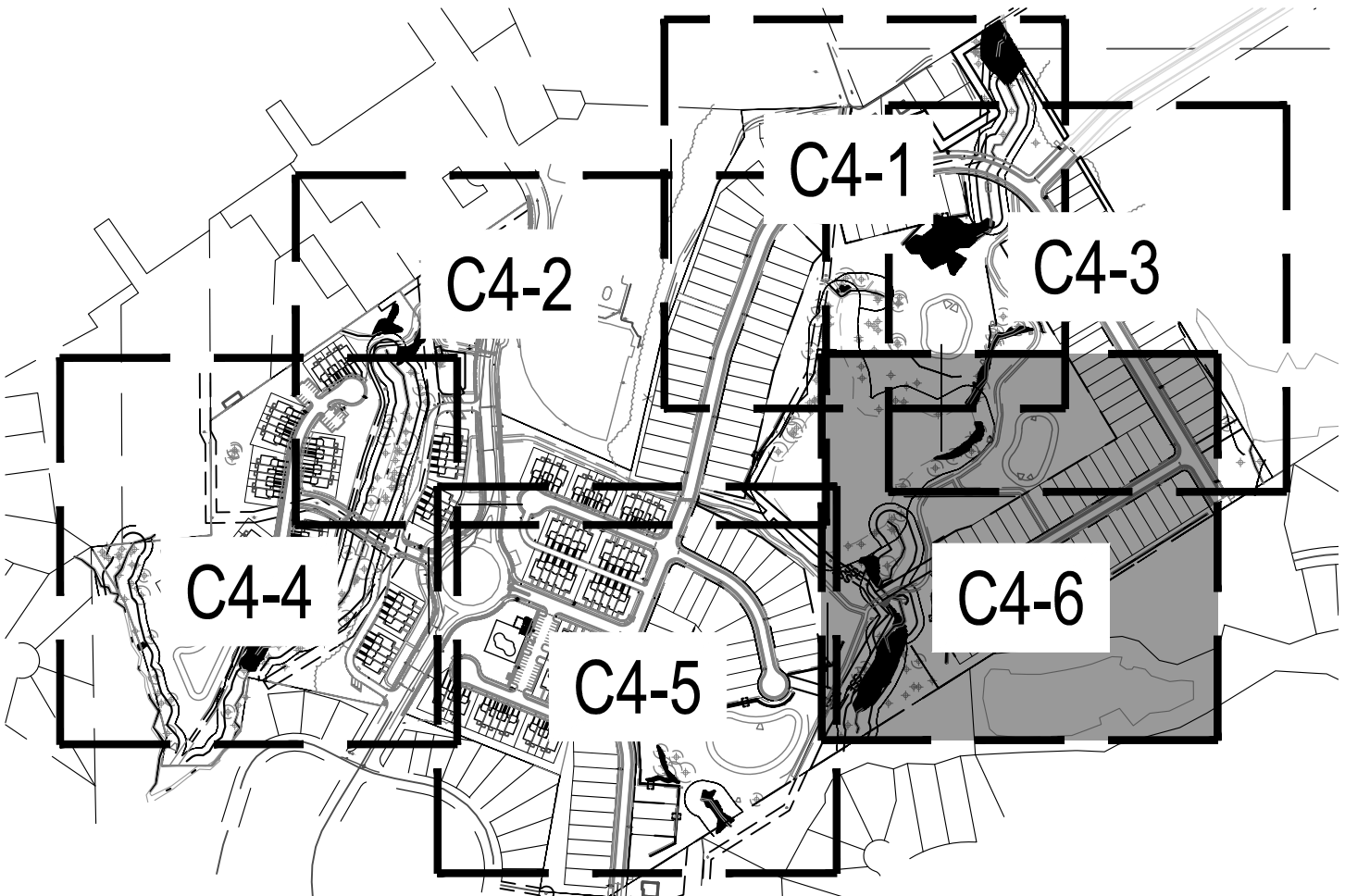
C4-5

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-6 ENLARGED GRADING PLAN (6 OF 6) Plotted: 12/21/2023 5:03:51 PM



PROPOSED GRADING AND DRAINAGE LEGEND

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12/21/2023	PER TOWN OF ROLESVILLE COMMENT
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08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
REV	

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

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

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

PARKER RIDGE
 82 SCHOOL STREET
 ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED GRADING
PLAN (6 OF 6)

PRELIMINARY
 NOT FOR CONSTRUCTION
 FILE NUMBER: 8430-03
 DATE: 12/21/2023



C4-6

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

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

LEGEND

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



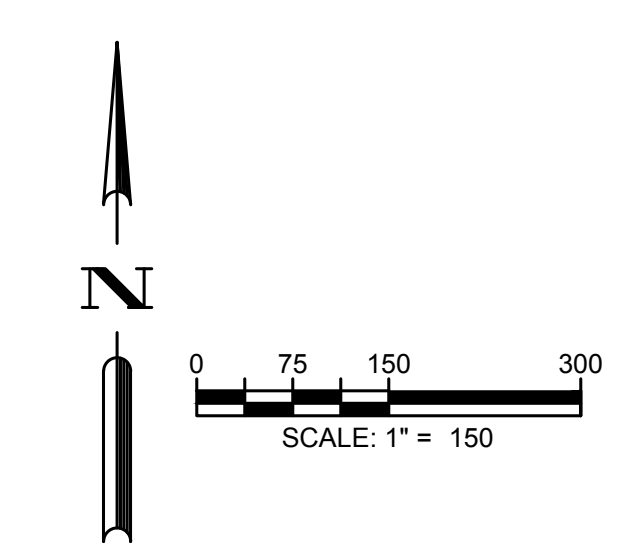
RM CLUSTER CONSERVATION EASEMENT OPEN SPACE		
REQUIRED CLUSTER DEVELOPMENT OPEN SPACE (40%) (DEDICATED IN CONSERVATION EASEMENT)	23.16	AC
PROVIDED CLUSTER DEVELOPMENT OPEN SPACE (DEDICATED IN CONSERVATION EASEMENT)	24.98	AC

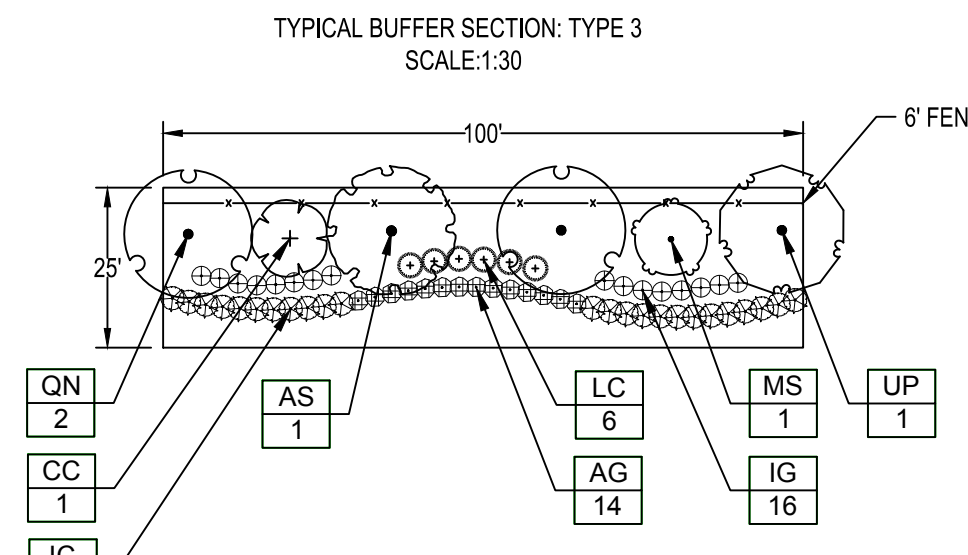
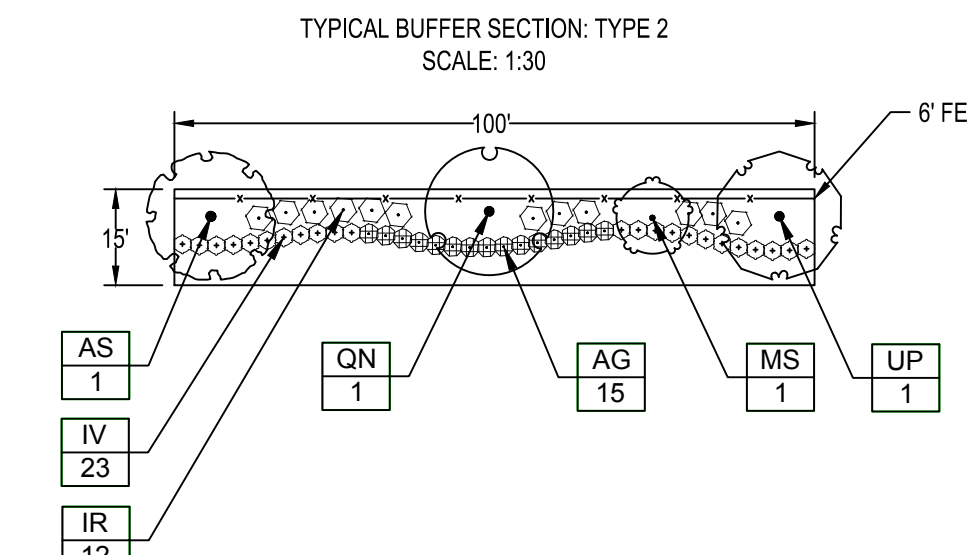
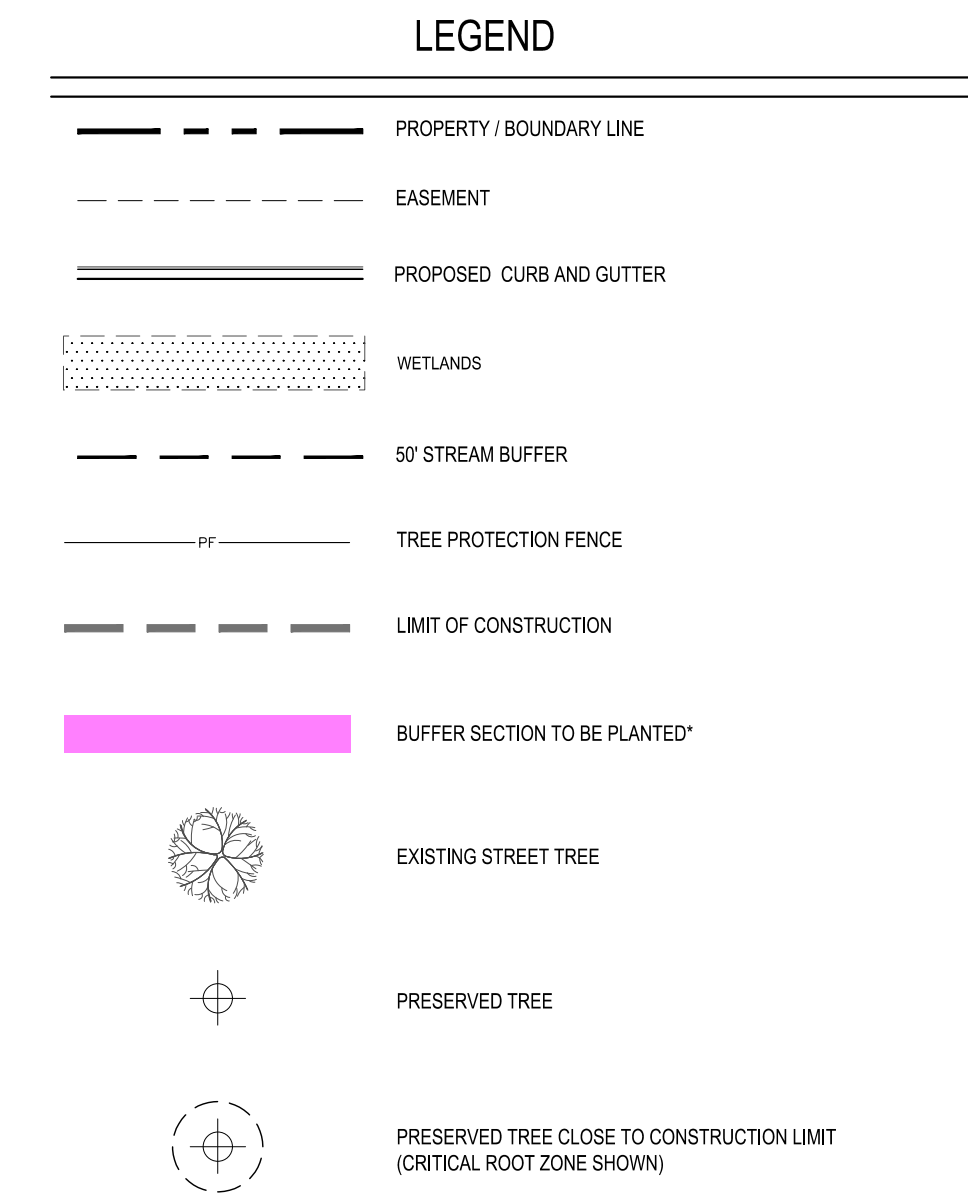
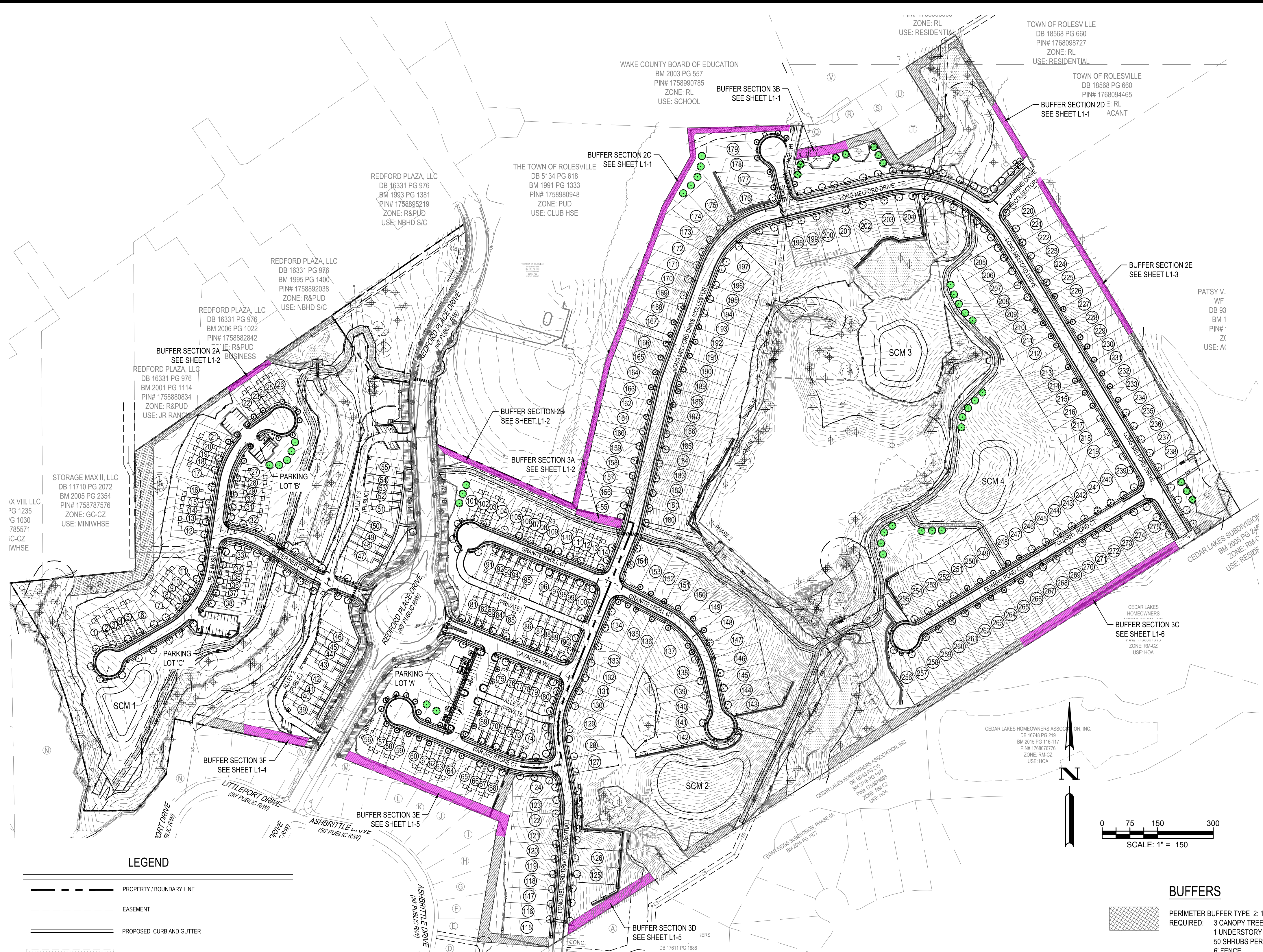
RM CLUSTER DISTRICT OPEN SPACE CALCULATIONS		
RM CLUSTER DISTRICT AREA	57.89	AC
REQUIRED TOTAL OPEN SPACE (12%)	6.95	AC
PROVIDED TOTAL OPEN SPACE	18.57	AC
REQUIRED ACTIVE OPEN SPACE (50% OF REQUIRED OPEN SPACE)	3.47	AC
PROVIDED ACTIVE OPEN SPACE	3.51	AC
REQUIRED PASSIVE OPEN SPACE	3.47	AC
PROVIDED PASSIVE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

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

G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\CT-0 - OPEN SPACE PLAN.dwg Layout: C9-0 OPEN SPACE PLAN Plotted: 12/21/2023 3:45:48 PM

 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560	PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571	OPEN SPACE PLAN
PER TOWN OF ROLESVILLE COMMENT 12/21/2023 PER TOWN OF ROLESVILLE COMMENT 11/21/2023 PER TOWN OF ROLESVILLE COMMENT 10/02/2023 PER TOWN OF ROLESVILLE COMMENT 08/01/2023 PER TOWN OF ROLESVILLE COMMENT 06/01/2023 PER TOWN OF ROLESVILLE COMMENT 04/03/2023 REV	DESIGNED BY: MC/RZ DRAWN BY: MC REVIEWED BY: RZ	 PRELIMINARY NOT FOR CONSTRUCTION FILE NUMBER: 8430-03 DATE: 12/21/2023 C9-0	





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

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

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

BUFFERS

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

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

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

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

STREET TREES

REQUIRED: 1 STREET TREE EVERY 40 LF OF FRONTAGE

CARVED STONE CT
 REQUIRED: 918 LF OF FRONTAGE / 40' = 23 TREES
 PROVIDED: 28 TREES

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

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

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

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

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

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

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

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

PARKING AREAS

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

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

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

12/21/2023 PER TOWN OF ROLESVILLE COMMENT
 11/21/2023 PER TOWN OF ROLESVILLE COMMENT
 10/02/2023 PER TOWN OF ROLESVILLE COMMENT
 08/01/2023 PER TOWN OF ROLESVILLE COMMENT
 06/01/2023 PER TOWN OF ROLESVILLE COMMENT
 04/03/2023 INITIAL SUBMITTAL

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

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 RALEIGH NC 27607
 WWW.BCEINC.COM
 NC LICENSE #C-4397

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

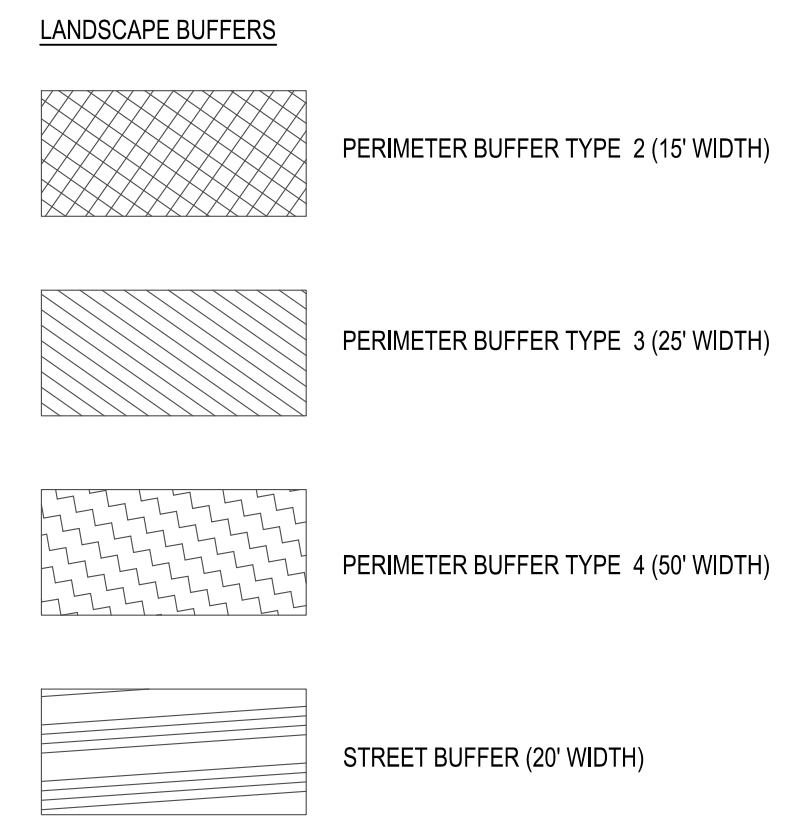
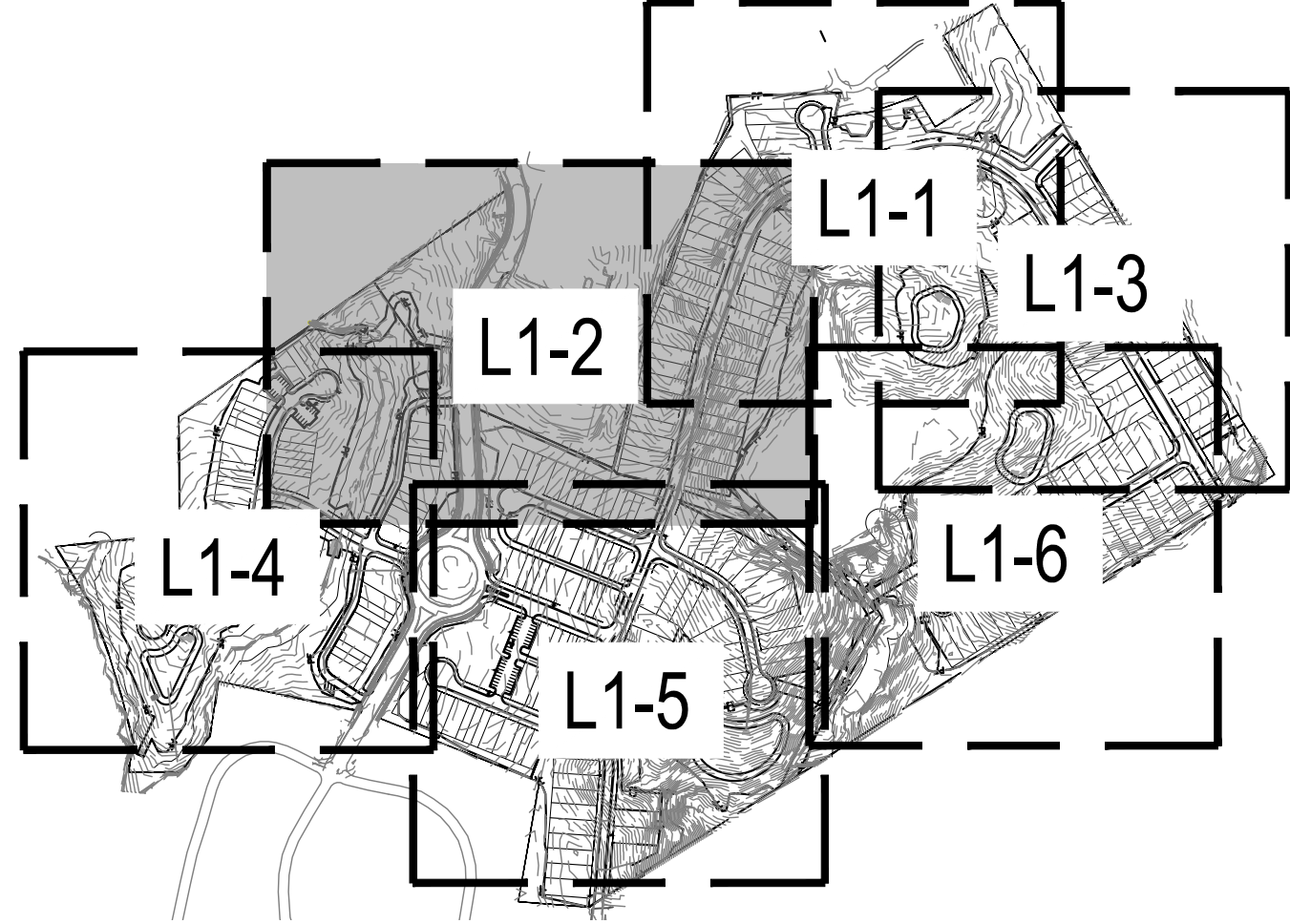
PARKER RIDGE
 82 SCHOOL STREET
 ROLESVILLE / NORTH CAROLINA / 27571

OVERALL LANDSCAPE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION
 FILE NUMBER:
 8430-03
 DATE: 12/21/2023
 L1-0

811
 Know what's below.
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PLANT KEY

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

BUFFER SECTION 2A: 135 LF

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

UNDERSTORY TREES	COMMON NAME
1	Star Magnolia

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

BUFFER SECTION 2B: 387 LF

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

UNDERSTORY TREES	COMMON NAME
4	Star Magnolia

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

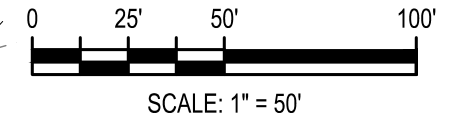
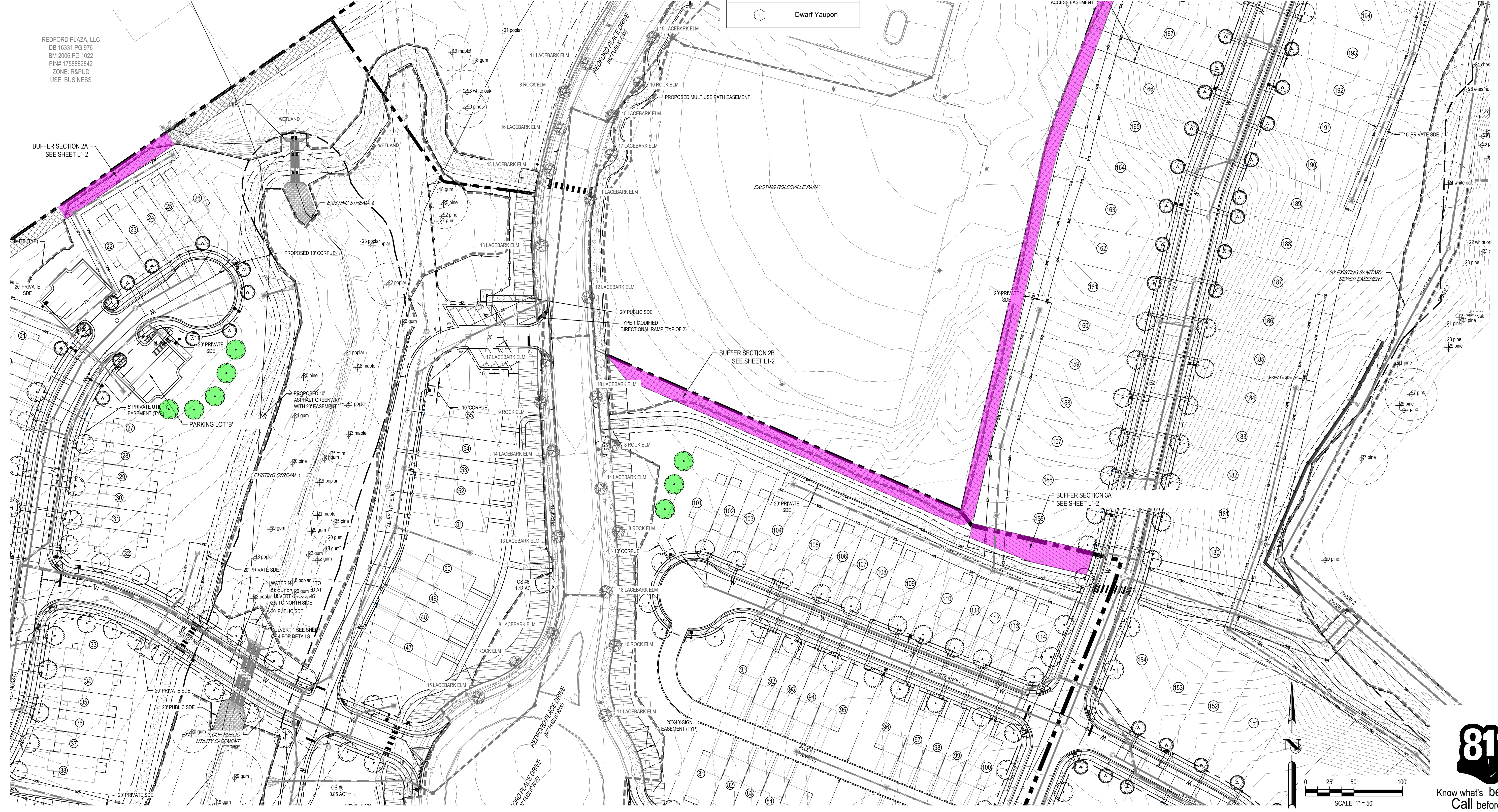
BUFFER SECTION 3A: 127 LF

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

UNDERSTORY TREES	COMMON NAME
1	Eastern Redbud
1	Star Magnolia

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

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



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12/21/2023	PER TOWN OF ROLESVILLE COMMENT
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	PER TOWN OF ROLESVILLE COMMENT
REV	INITIAL SUBMITTAL

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 DRAWN BY: MC
 REVIEWED BY: RZ

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PARKER RIDGE
 82 SCHOOL STREET
 ROLESVILLE / NORTH CAROLINA / 27571

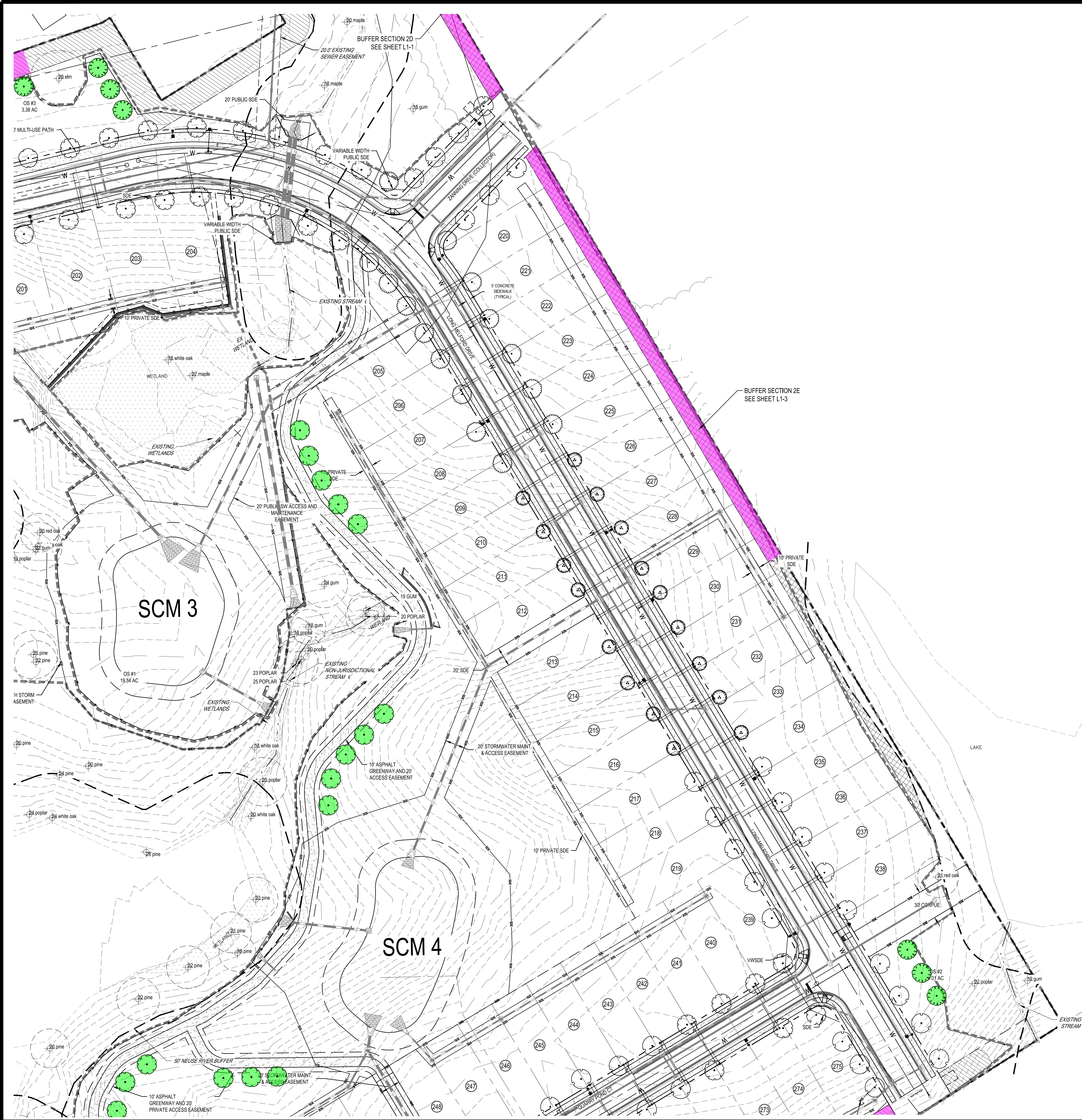
ENLARGED LANDSCAPE PLAN (2 OF 6)

PRELIMINARY
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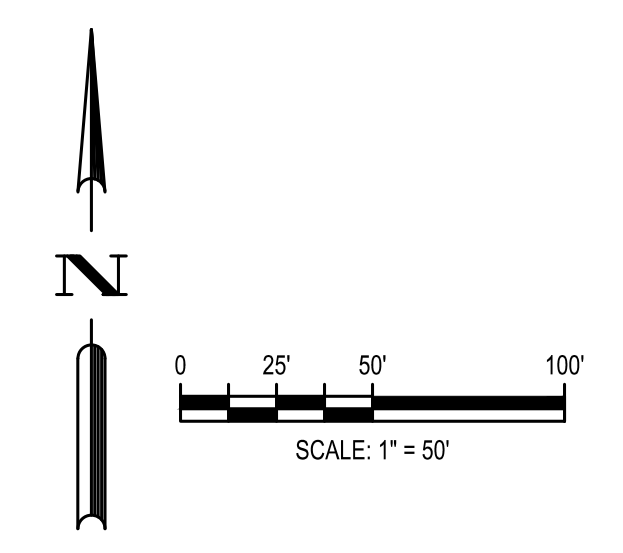
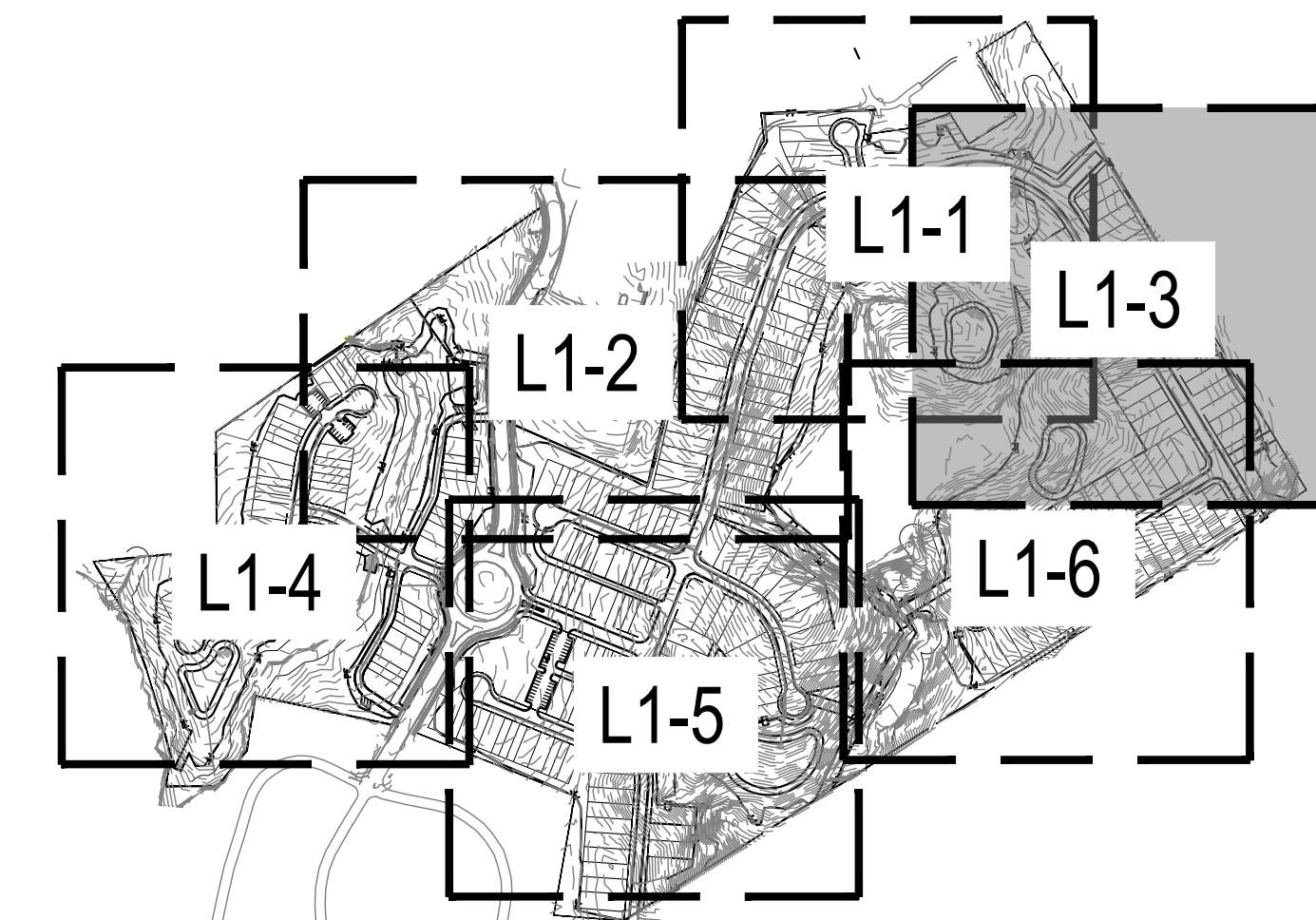
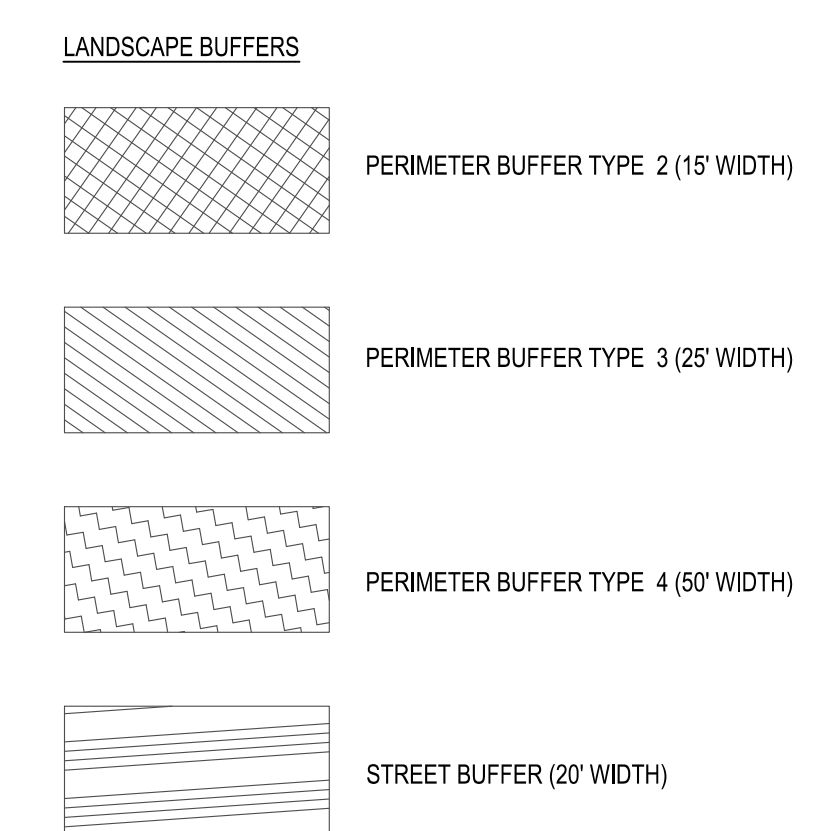
L1-2

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BUFFER SECTION 2E: 486 LF	
CANOPY TREES	COMMON NAME
5	Lacebark Elm
5	Nuttall Oak
5	Sugar Maple
UNDERSTORY TREES	COMMON NAME
5	Star Magnolia
SHRUBS	COMMON NAME
112	Dwarf Yaupon
73	Glossy Abelia
58	Japanese Holly

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



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08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
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DRAWN BY:	MC
REVIEWED BY:	RZ

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ENLARGED LANDSCAPE PLAN (3 OF 6)

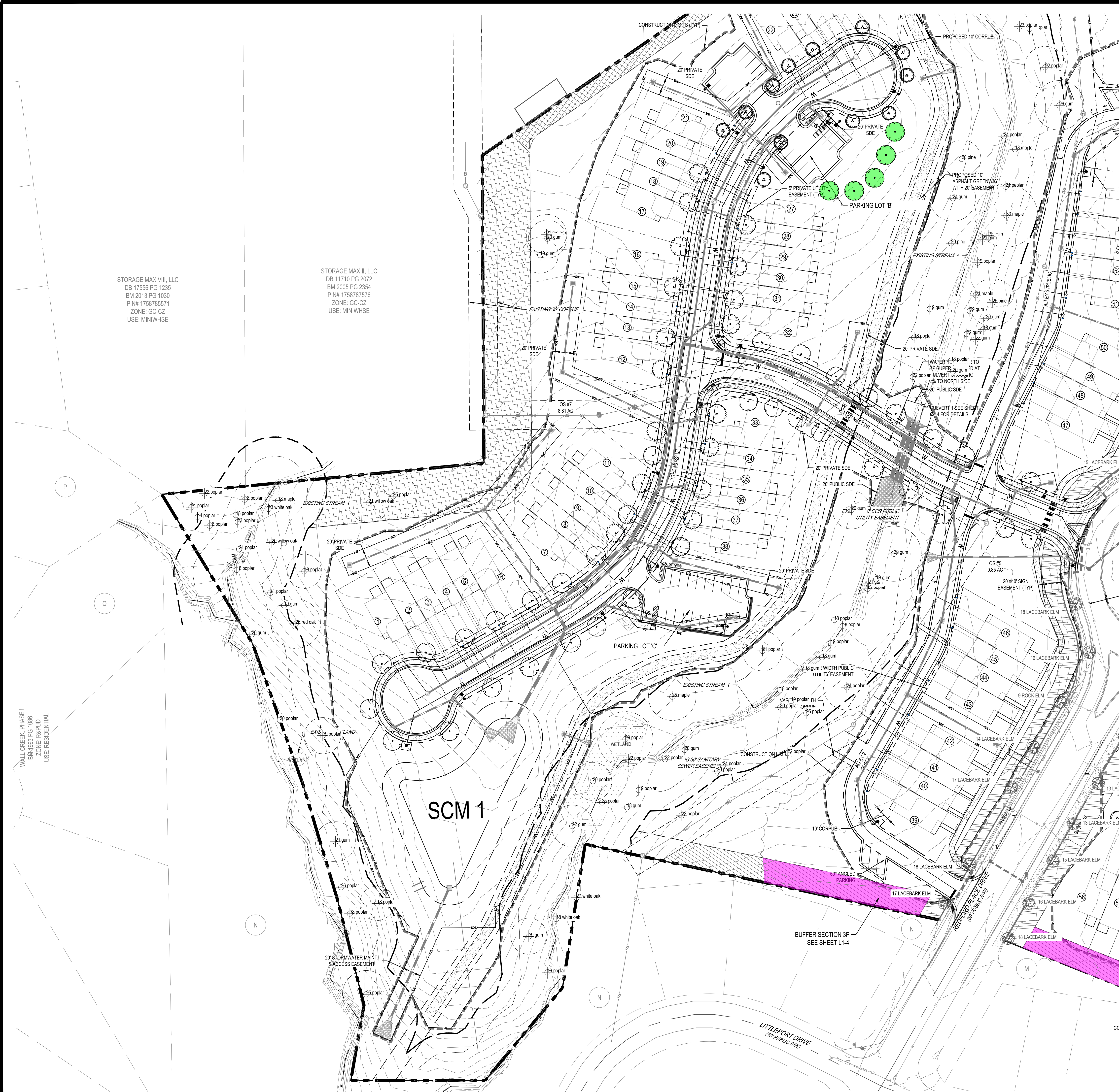
PRELIMINARY
NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 12/21/2023

L1-3

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

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

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



BUFFER SECTION 3F: 172 LF

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

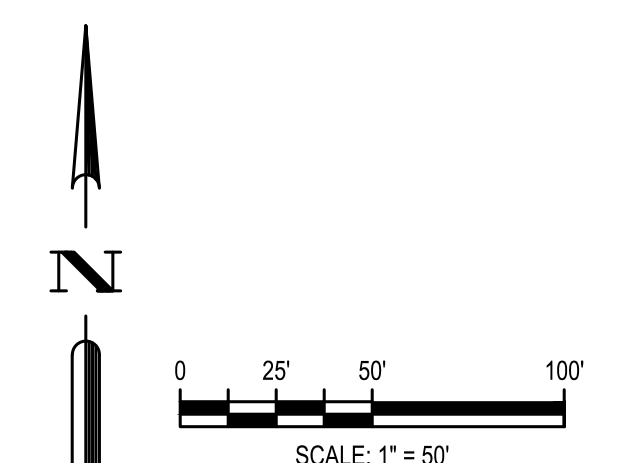
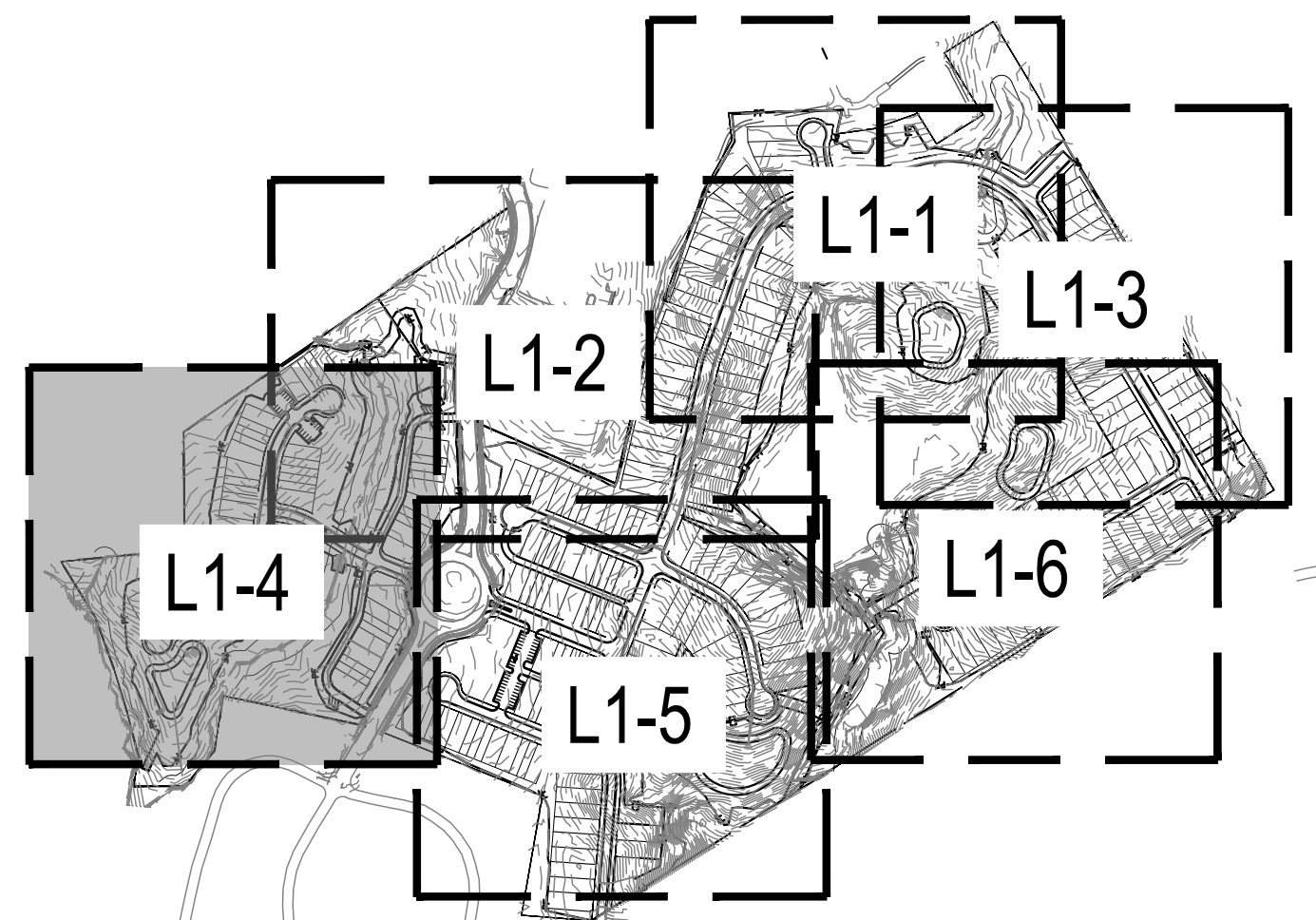
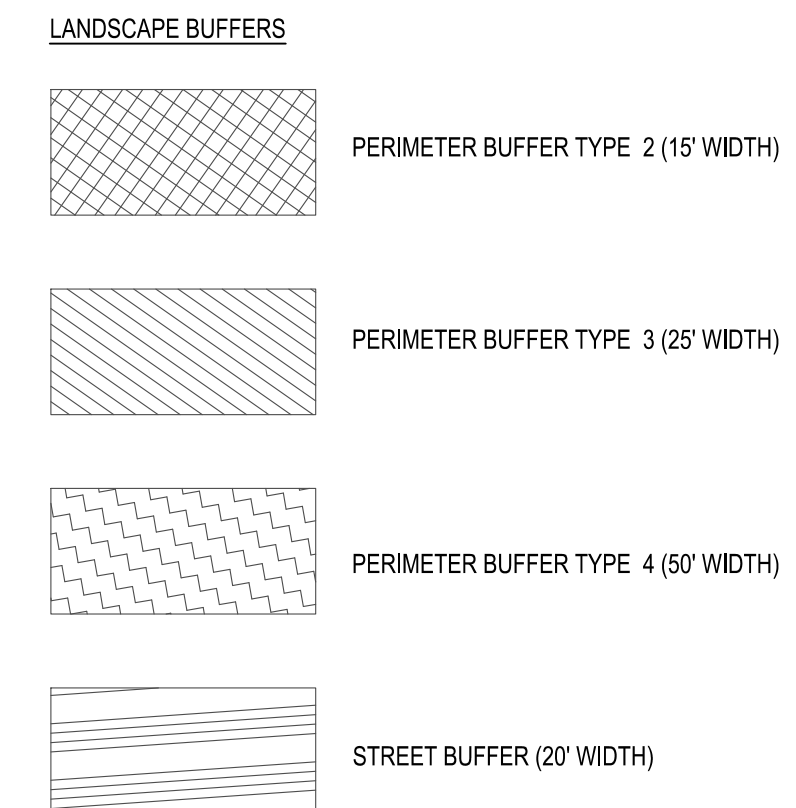
UNDERSTORY TREES	COMMON NAME
2	Eastern Redbud
2	Star Magnolia

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

PLANT KEY

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

SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon



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10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL

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

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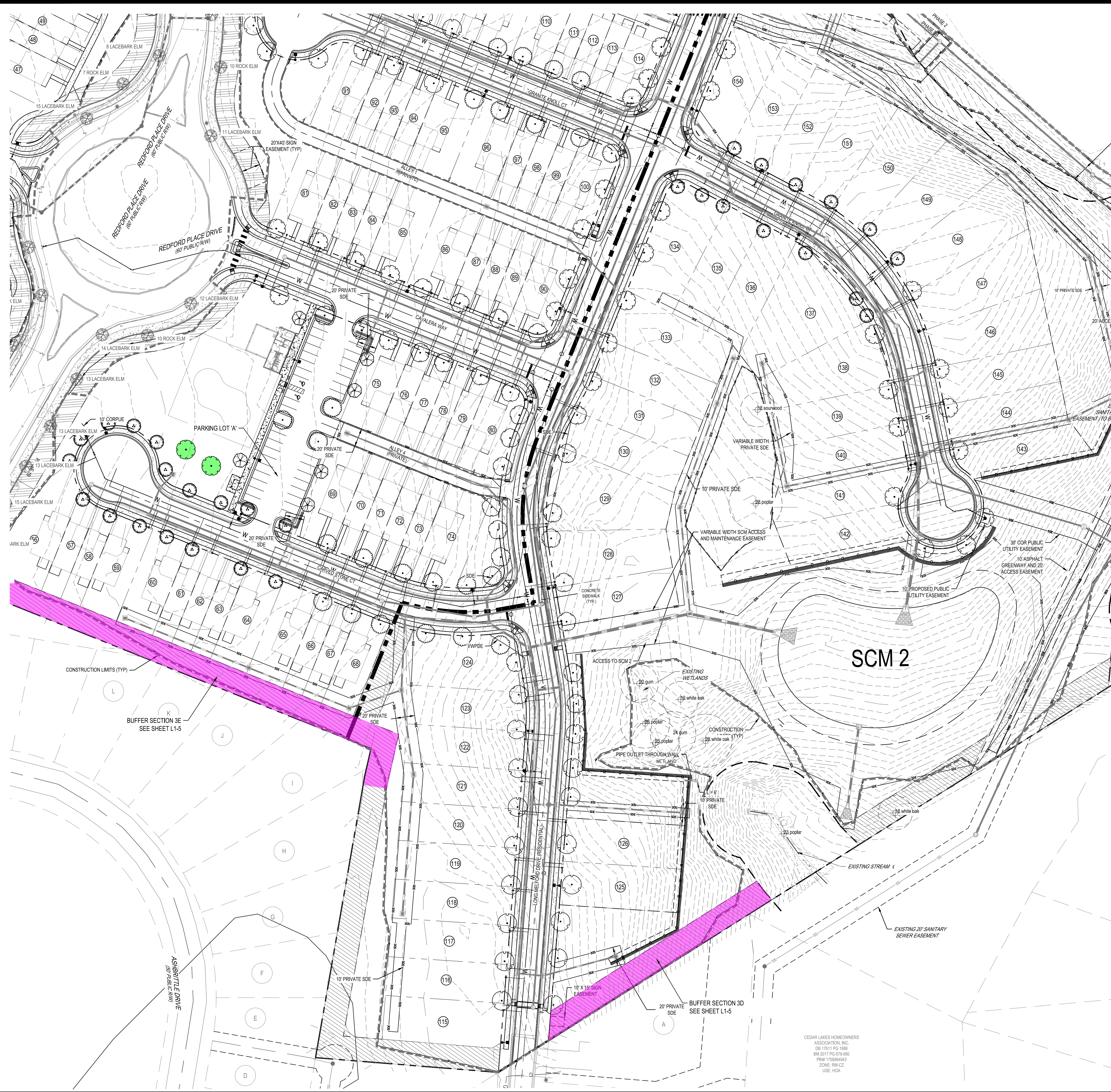
PARKER RIDGE
 82 SCHOOL STREET
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ENLARGED LANDSCAPE PLAN (4 OF 6)

PRELIMINARY
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 FILE NUMBER: 8430-03
 DATE: 12/21/2023

L1-4

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BUFFER SECTION 3D: 265 LF

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

UNDERSTORY TREES	COMMON NAME
3	Eastern Redbud
3	Star Magnolia

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

BUFFER SECTION 3E: 506 LF

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

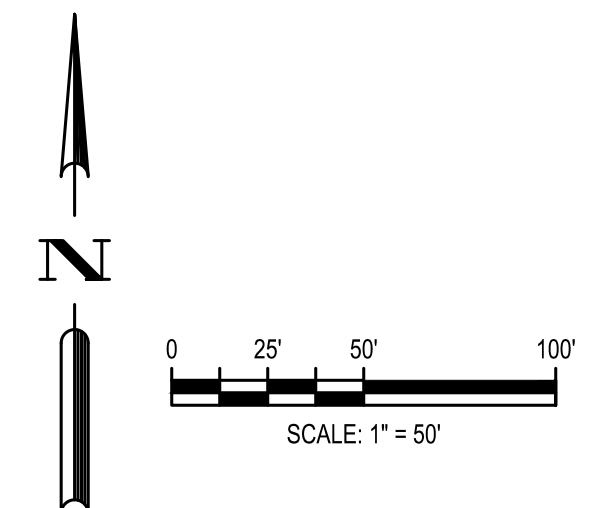
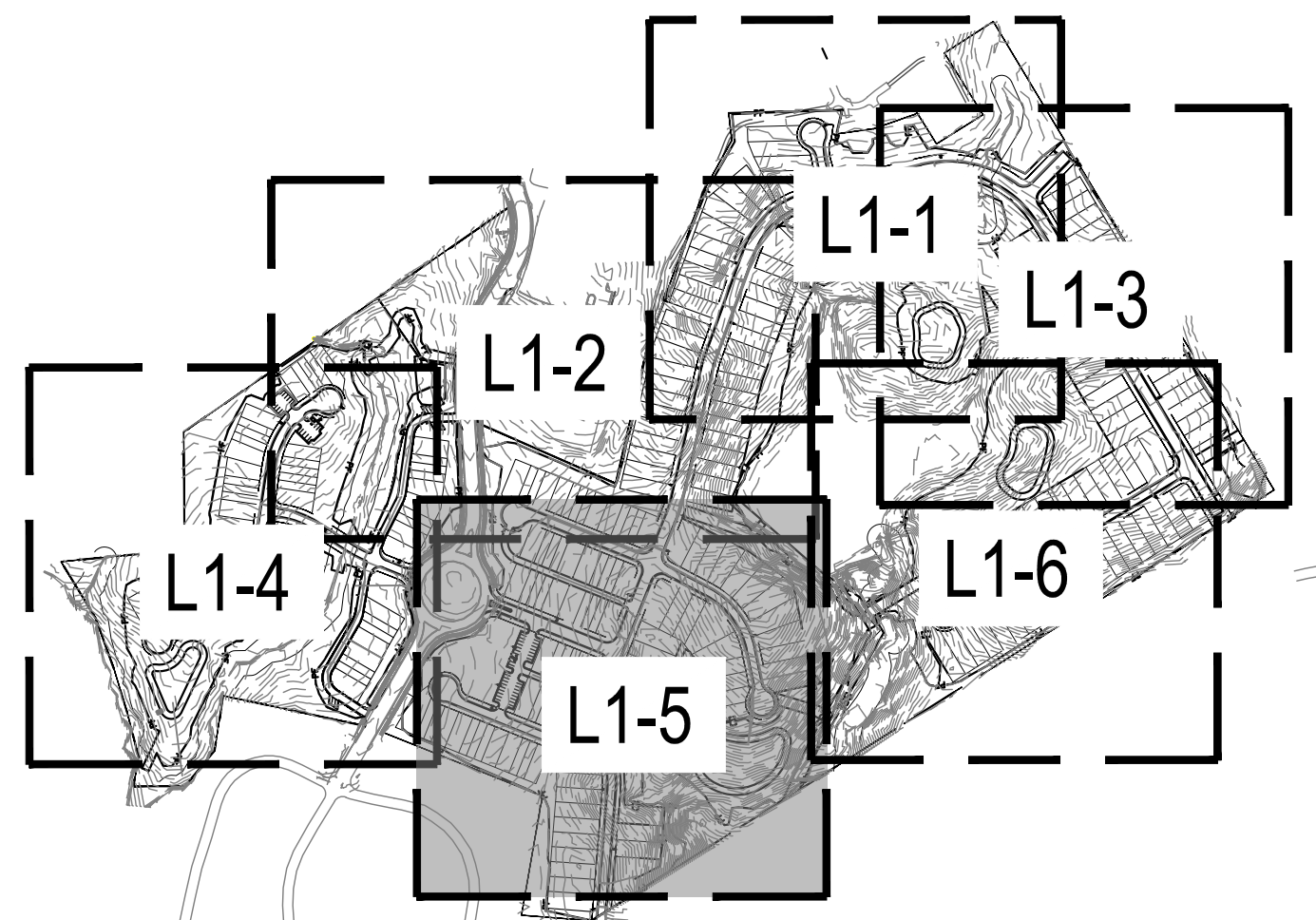
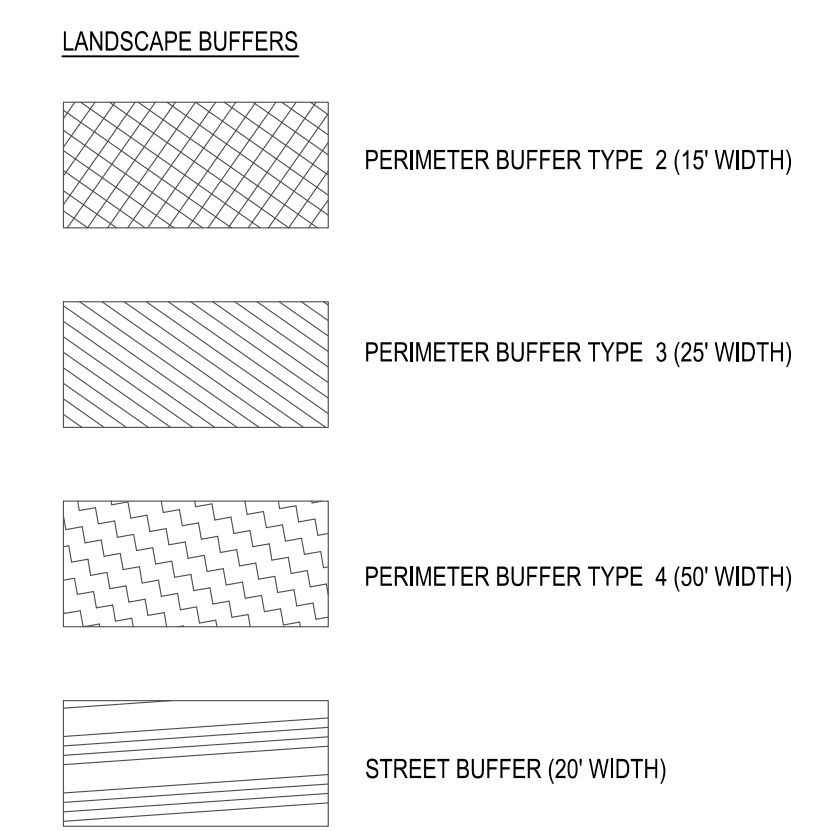
UNDERSTORY TREES	COMMON NAME
5	Eastern Redbud
5	Star Magnolia

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


PLANT KEY

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

SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon

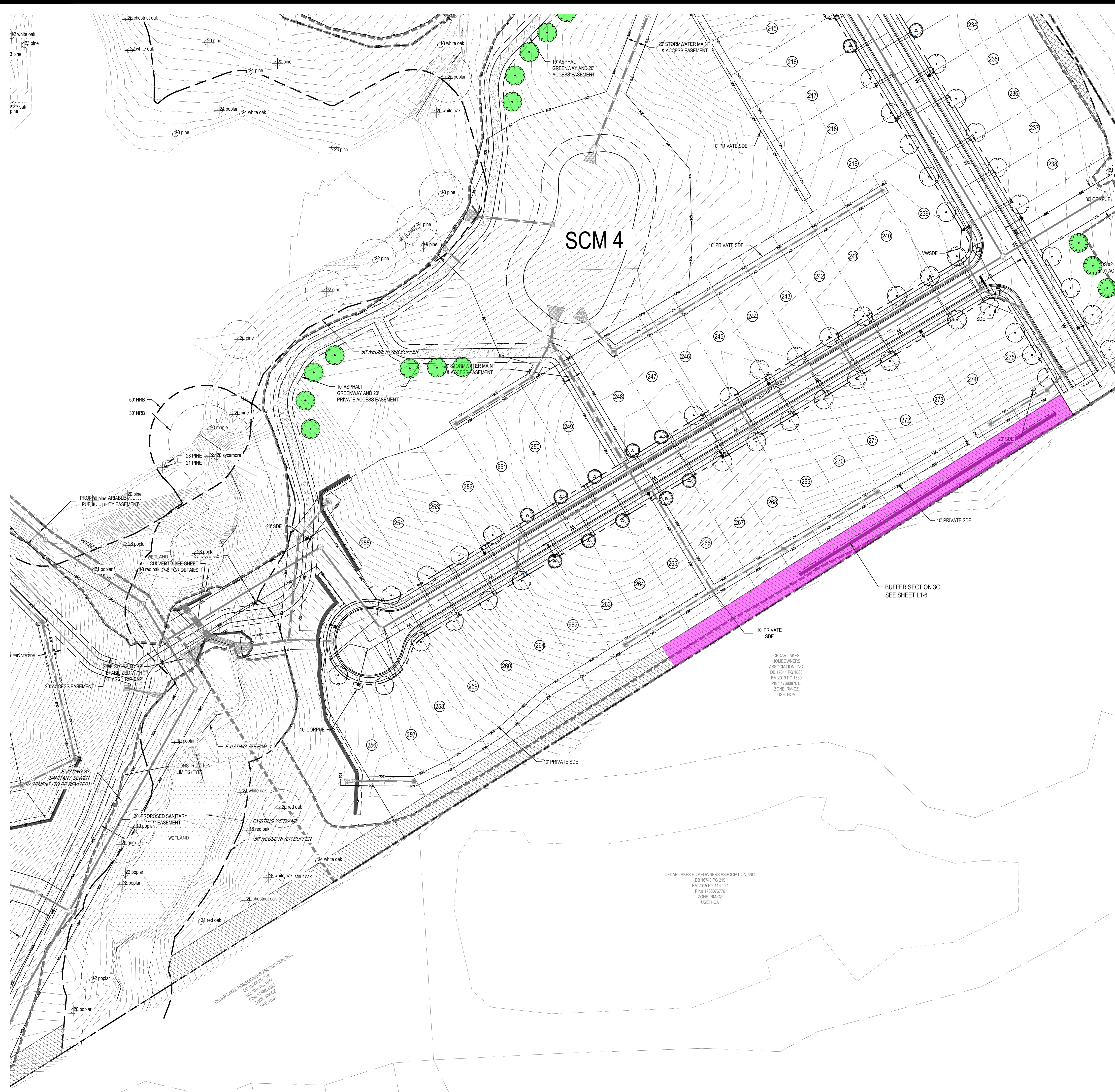


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REVIEWED BY: RZ											
BCE											
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PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571											
ENLARGED LANDSCAPE PLAN (5 OF 6)											
 PRELIMINARY NOT FOR CONSTRUCTION FILE NUMBER: 8430-03 DATE: 12/21/2023 L1-5											

CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.
DB 17811 PG 1988
804 2017 PG 870485
P/NR 175866943
ZONE: RM-CZ
USE: HGA

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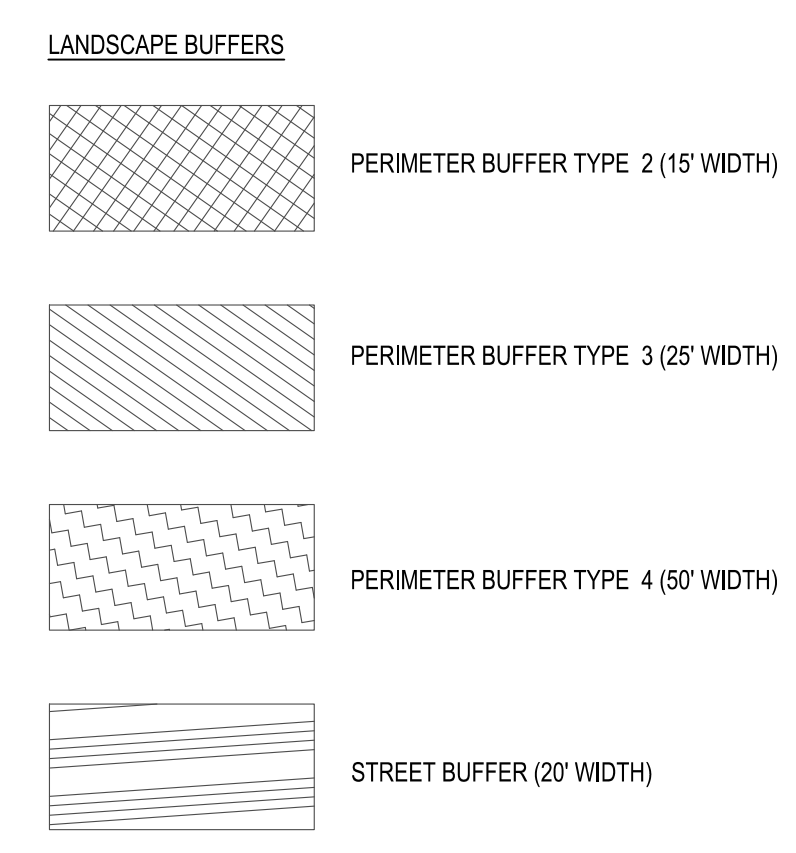


BUFFER SECTION 3C: 494 LF

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

UNDERSTORY TREES	COMMON NAME
5	Eastern Redbud
5	Star Magnolia

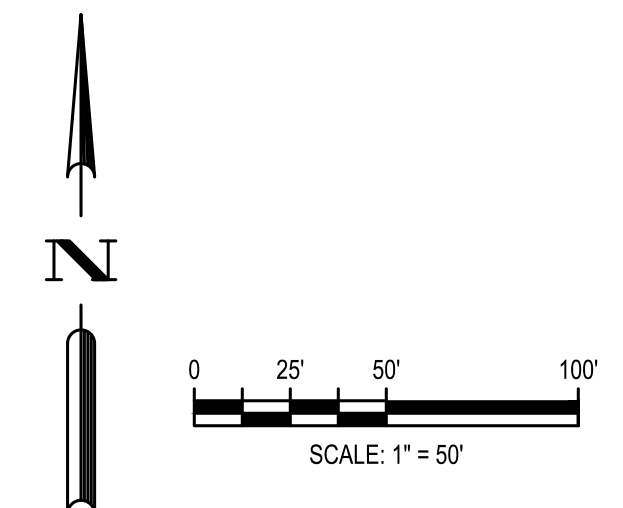
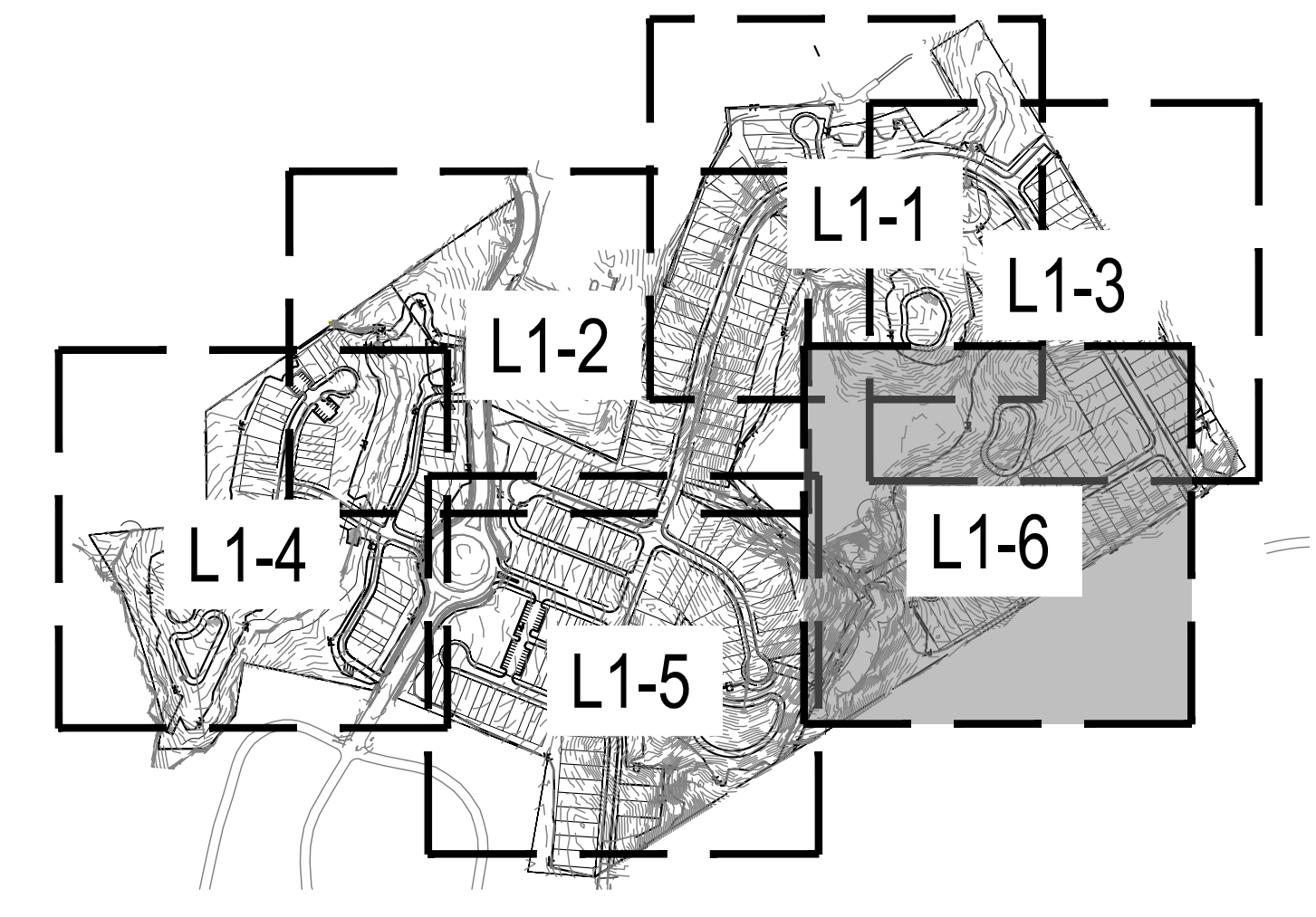
SHRUBS	COMMON NAME
69	Glossy Abelia
119	Dwarf Burford Holly
79	Inkberry Holly
30	Chinese Fringe Flower



PLANT KEY

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

SHRUBS	COMMON NAME
	Glossy Abelia
	Dwarf Yaupon



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08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL

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DRAWN BY: MC
REVIEWED BY: RZ

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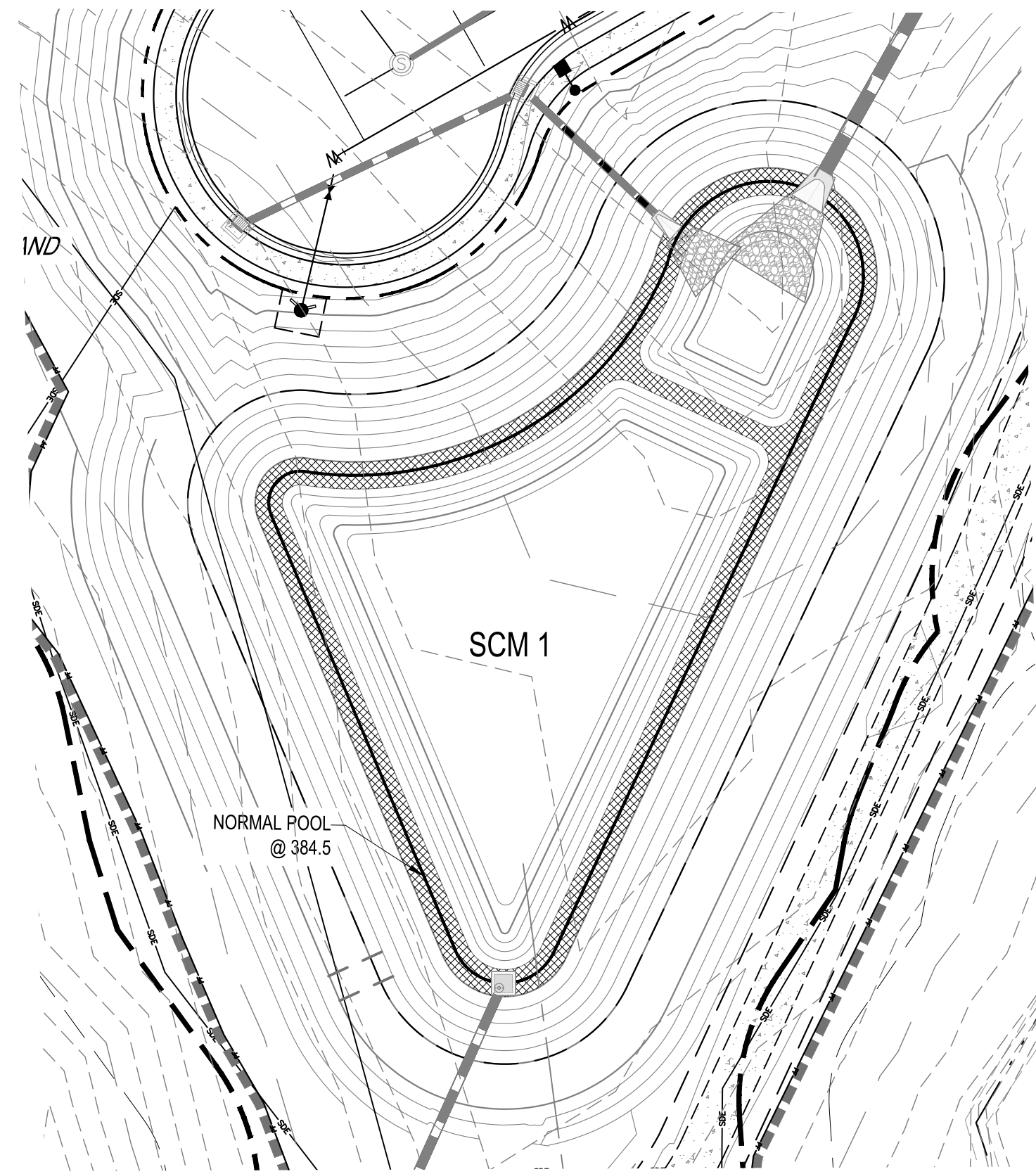
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ENLARGED LANDSCAPE PLAN (6 OF 6)

PRELIMINARY
NOT FOR CONSTRUCTION
FILE NUMBER: 8430-03
DATE: 12/21/2023

L1-6



SCM 1 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 384.5'

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

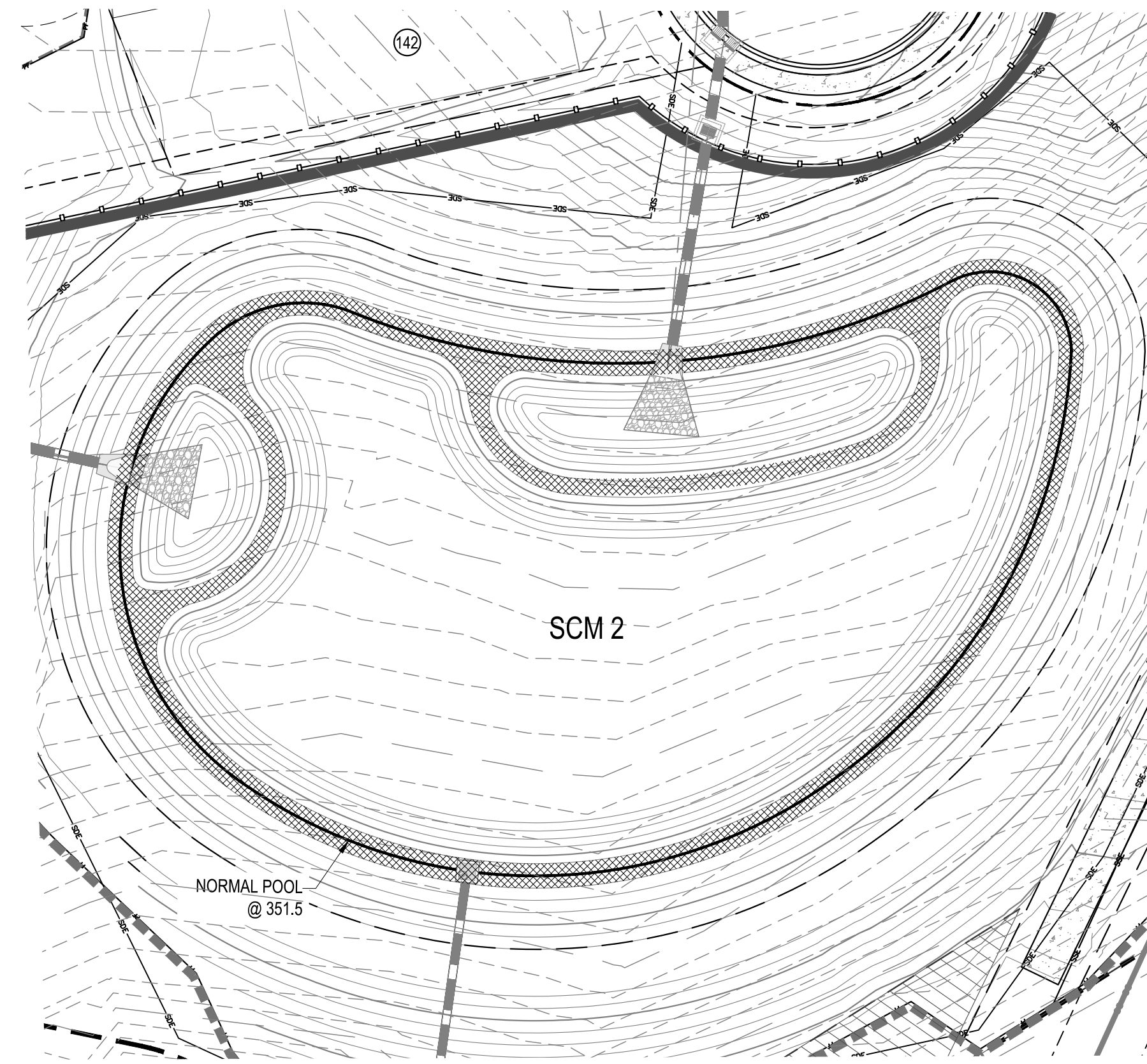
REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 3,065 SF = 766 PLANTS

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

SCM 1 PLANTING SCHEDULE

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

VEGETATED SHELVE MIX



SCM 2 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 351.5'

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

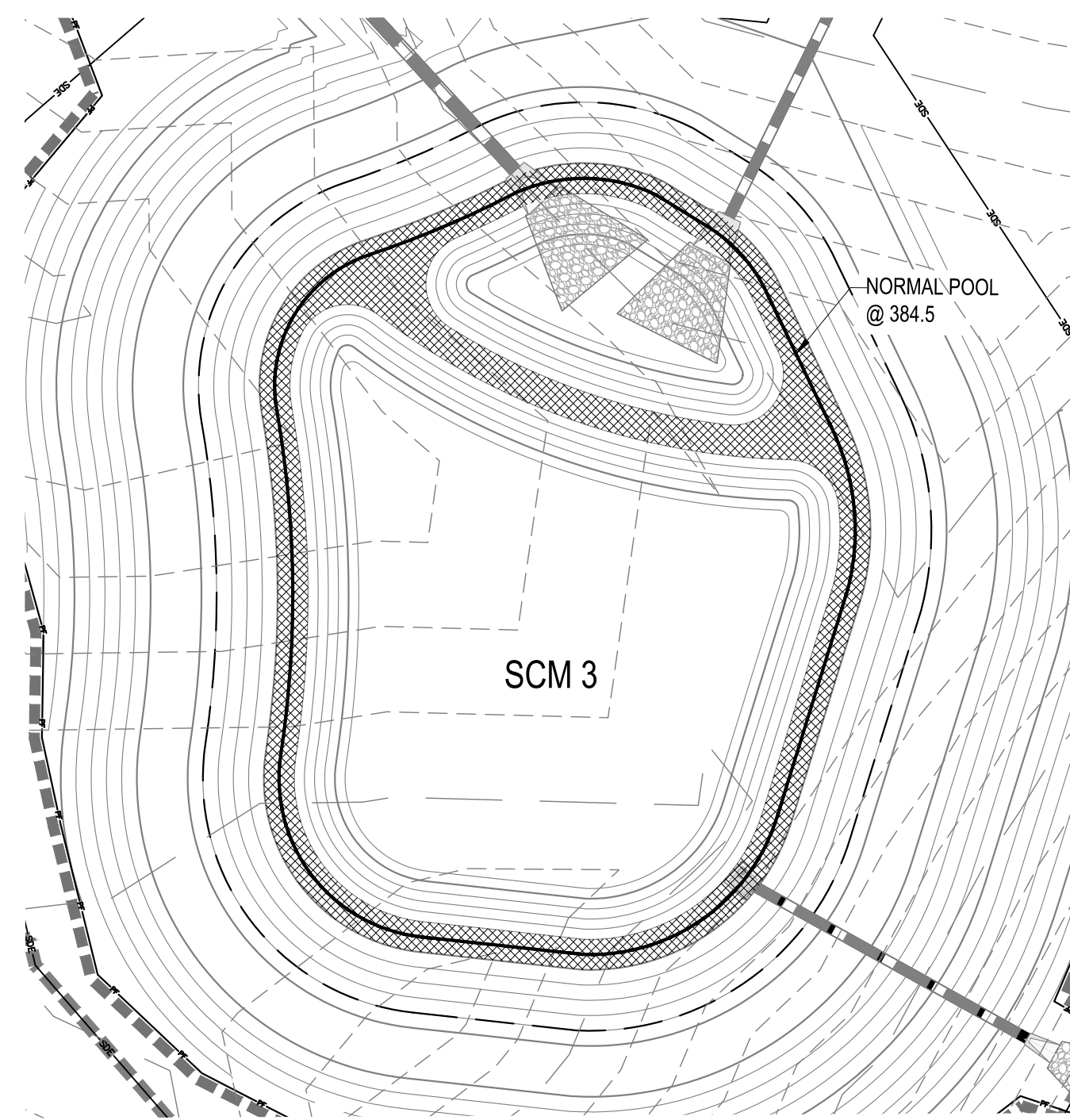
REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 5,108 SF = 1,277 PLANTS

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

SCM 2 PLANTING SCHEDULE

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

VEGETATED SHELVE MIX



SCM 3 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 384.5'

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

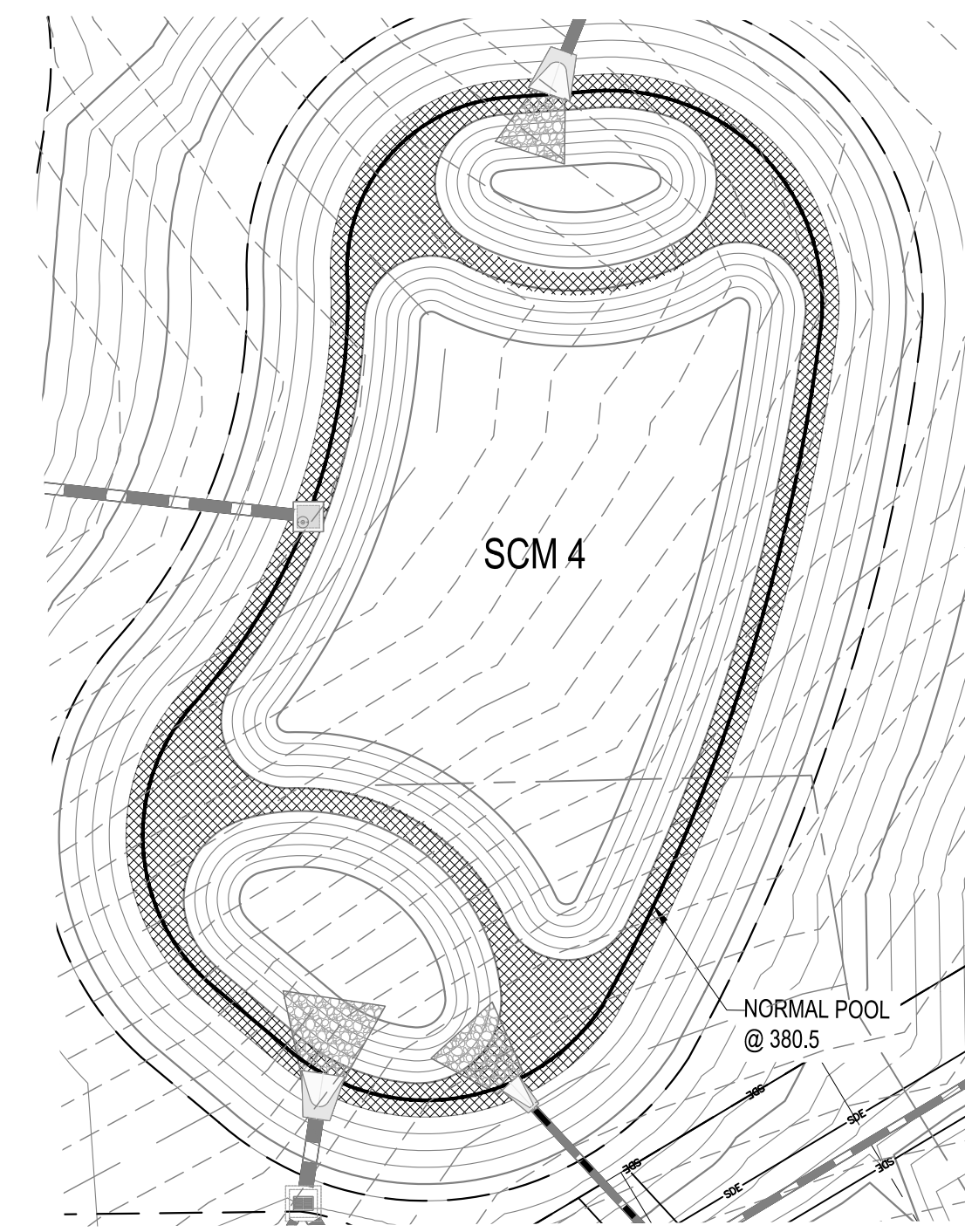
REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 3,413 SF = 853 PLANTS

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

SCM 3 PLANTING SCHEDULE

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

VEGETATED SHELVE MIX



SCM 4 PLANTING CALCULATIONS

NORMAL POOL ELEVATION: 380.5'

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

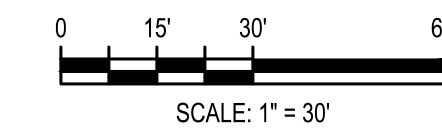
REQUIRED: .25 PLANTS PER SQUARE FOOT
(3 MINIMUM HERBACEOUS SPECIES)
0.25 PLANTS x 4,398 SF = 1,100 PLANTS

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

SCM 4 PLANTING SCHEDULE

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

VEGETATED SHELVE MIX



NOTES:

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

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10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL

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

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

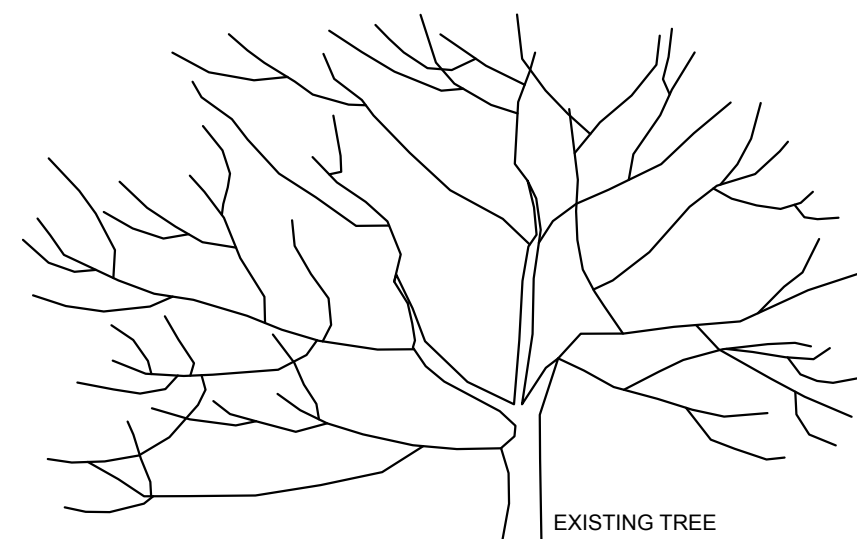
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

SCM PLANTINGS

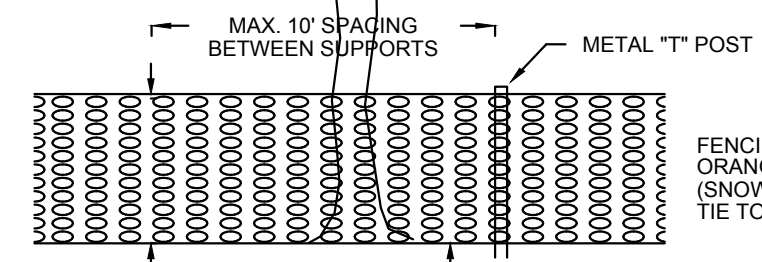
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DATE: 12/21/2023



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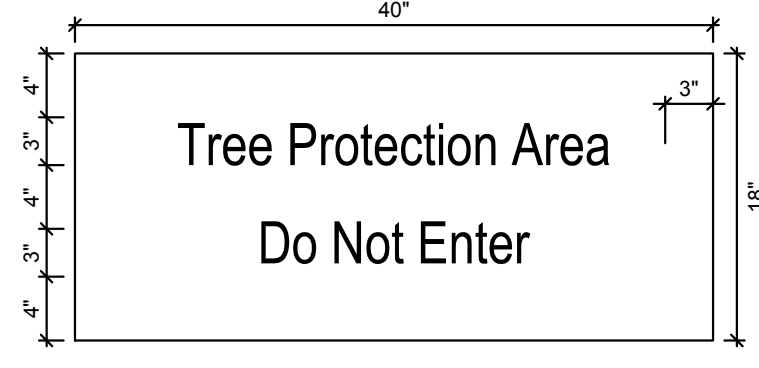
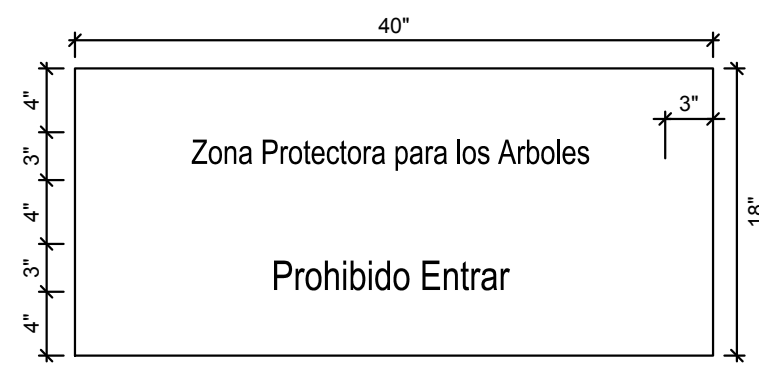
- NOTES:
1. PLACE CONTINUOUS RUN OF FENCE MATERIAL ON BOTH SIDES OF IMMEDIATE WORK ZONE IN WOODED AREAS.
 2. SET "T" POSTS 3' DEEP WHERE NEEDED TO MAINTAIN MAXIMUM INTERVAL.
 3. TENSAR® HIGH STRENGTH POLYMER GEOGRID FABRIC BY TENSAR CORPORATION, MORROW, GEORGIA.



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

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

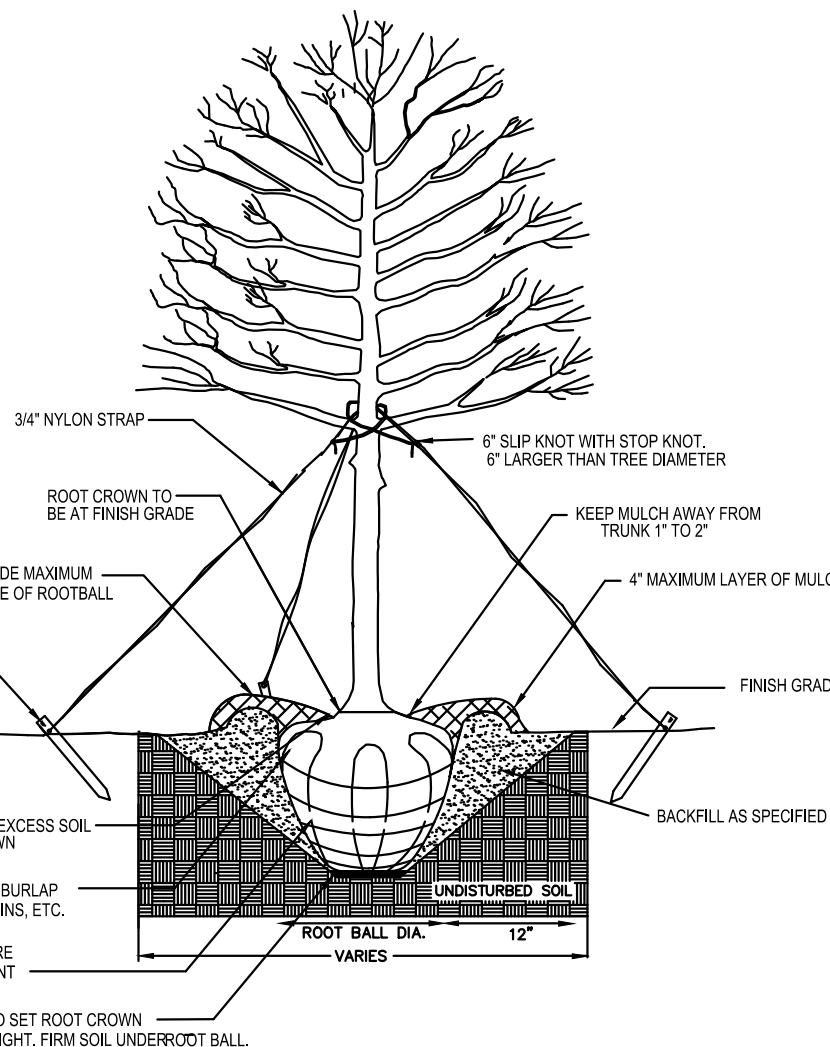
TREE PROTECTION FENCE DETAIL



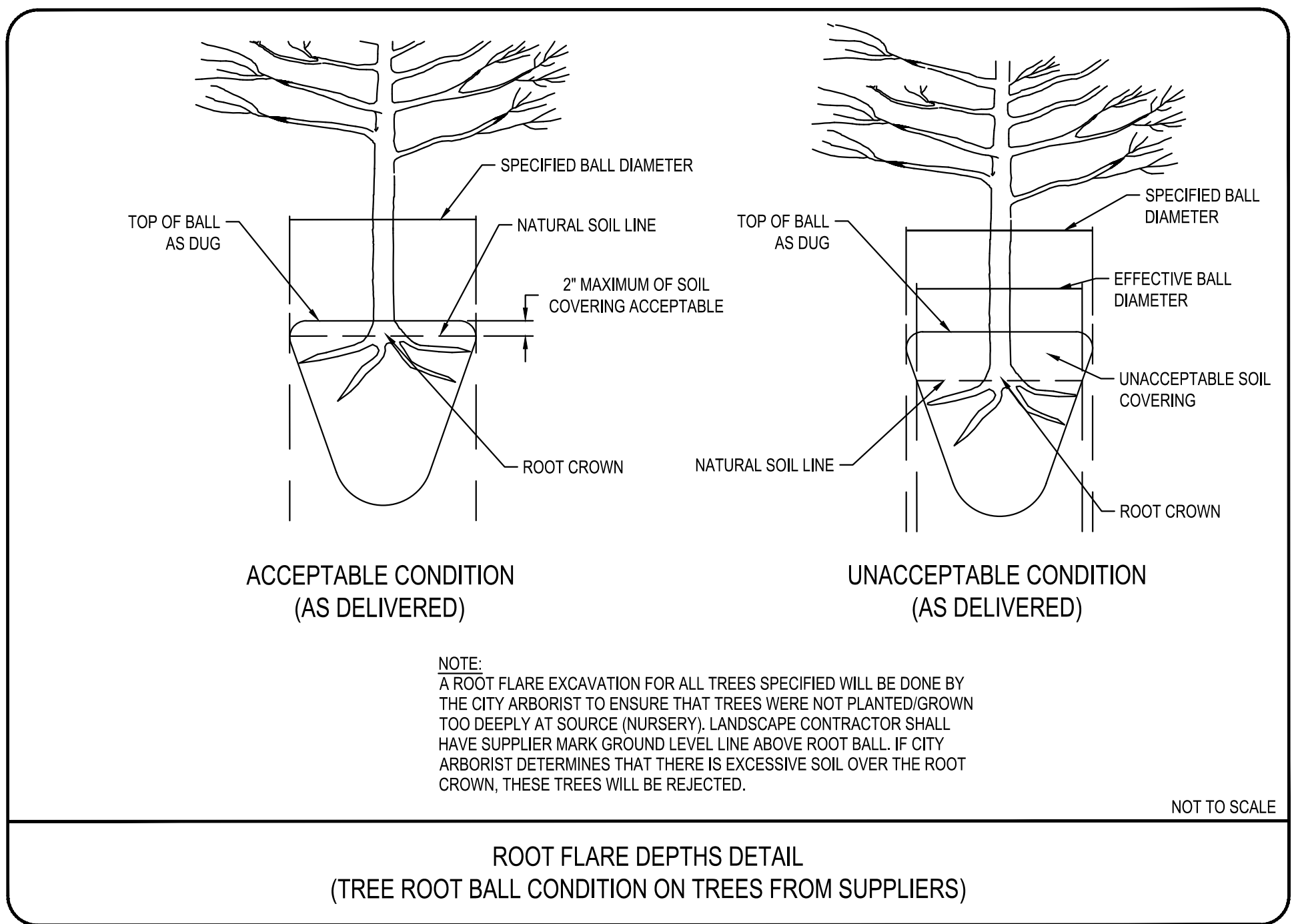
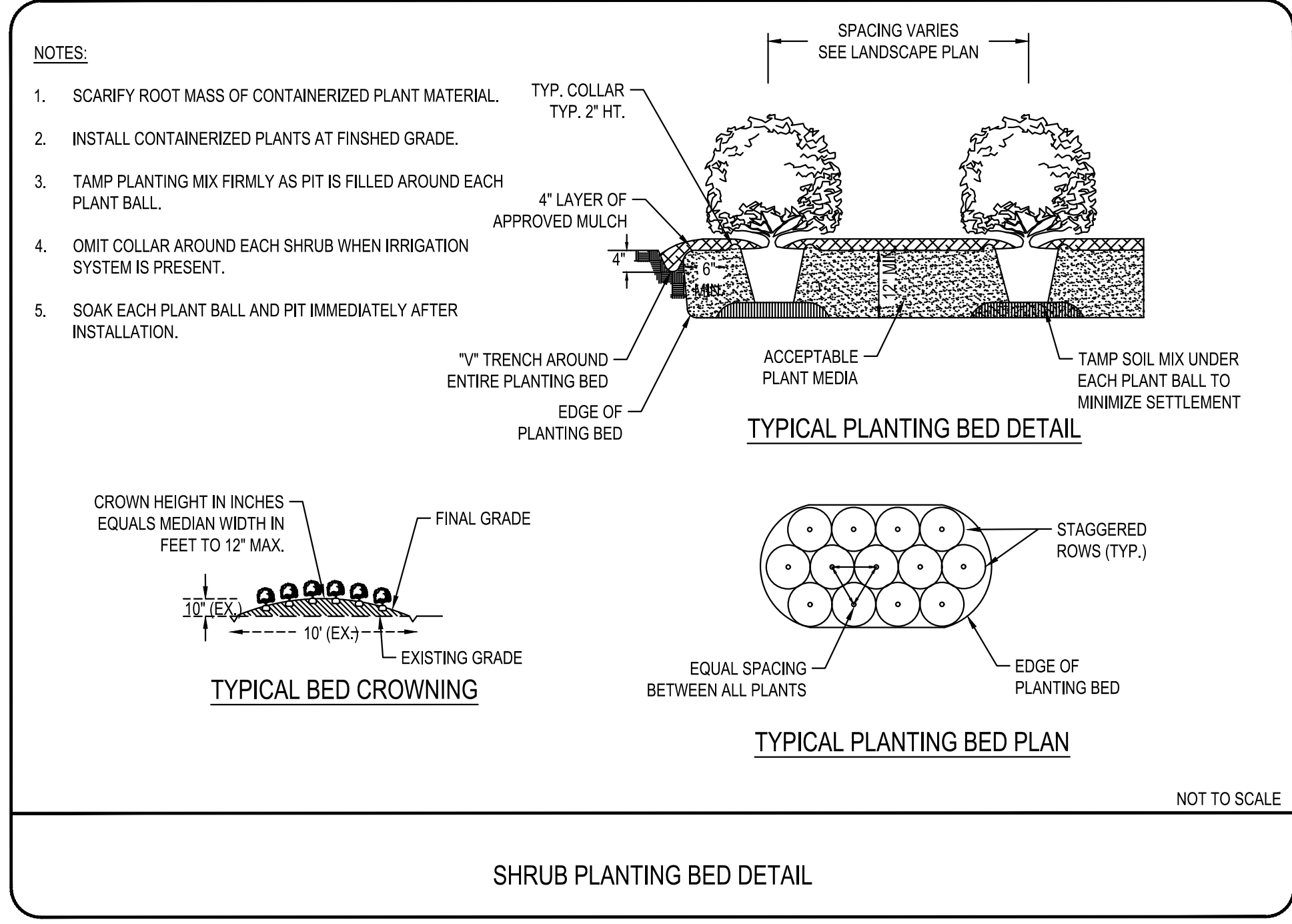
- NOTES:
1. WARNING SIGNS SHALL BE MADE OF DURABLE WEATHERPROOF MATERIAL.
 2. LETTERS SHALL BE 3" HIGH MINIMUM, CLEARLY LEGIBLE, AND SPACED AS SHOWN.
 3. SIGNS ARE TO BE PLACED NO GREATER THAN 75 FT. ON CENTER.
 4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 75 FT. ON-CENTER THEREAFTER.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

TREE PROTECTION FENCE DETAIL

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



TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)



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12/21/2023	PER TOWN OF ROLESVILLE COMMENT
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL

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

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 82 SCHOOL STREET
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LANDSCAPE DETAILS

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FILE NUMBER: 8430-03

DATE: 12/21/2023



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L2-0



LEGEND

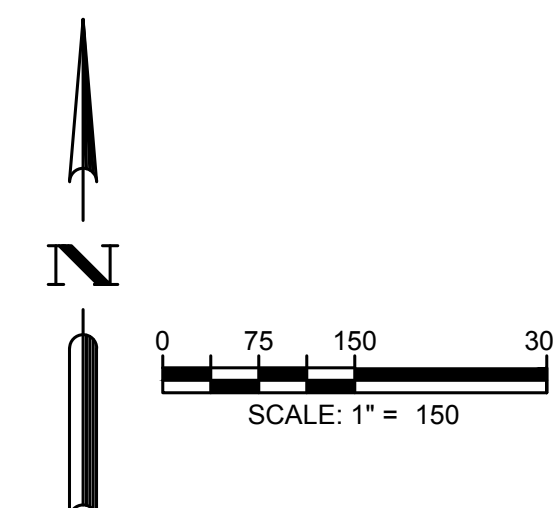
- PROPERTY / BOUNDARY LINE
- EASEMENT
- PROPOSED CURB AND GUTTER
- WETLANDS
- 50' STREAM BUFFER
- TREE PROTECTION FENCE
- LIMIT OF CONSTRUCTION
- EXISTING TREE CANOPY
- PROPOSED TREE CONSERVATION AREA
- EXISTING STREET TREE
- PRESERVED TREE
- PRESERVED TREE CLOSE TO CONSTRUCTION LIMIT (CRITICAL ROOT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

TREE CONSERVATION DATA

EXISTING TREE CANOPY AREA	71.57 AC
TREE CONSERVATION AREA REQUIRED (10% OF EXISTING TREE CANOPY AREA)	7.16 AC
TREE CONSERVATION AREA PROVIDED	17.92 AC (25.04%)

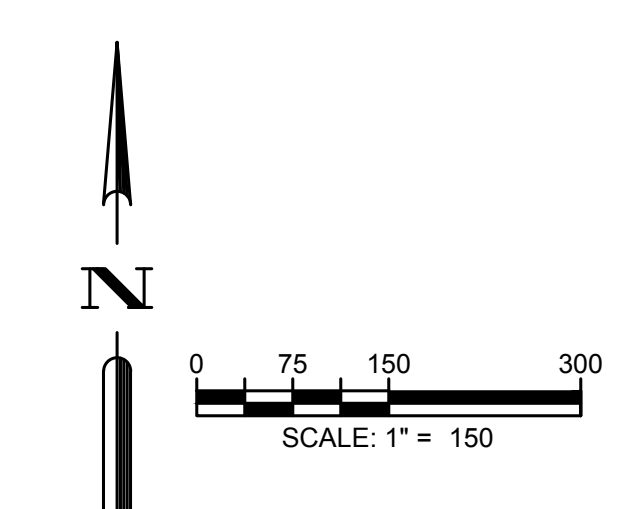
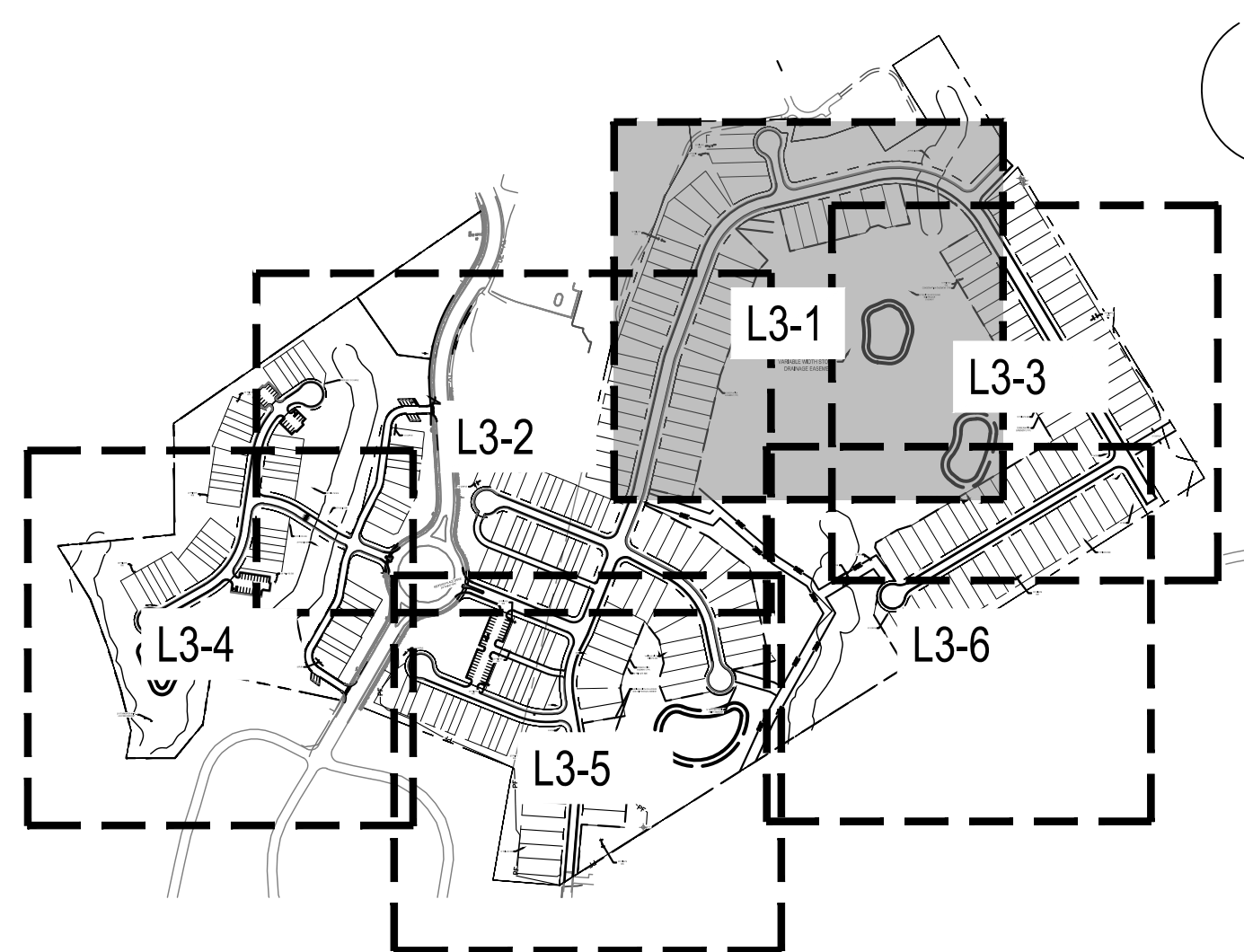
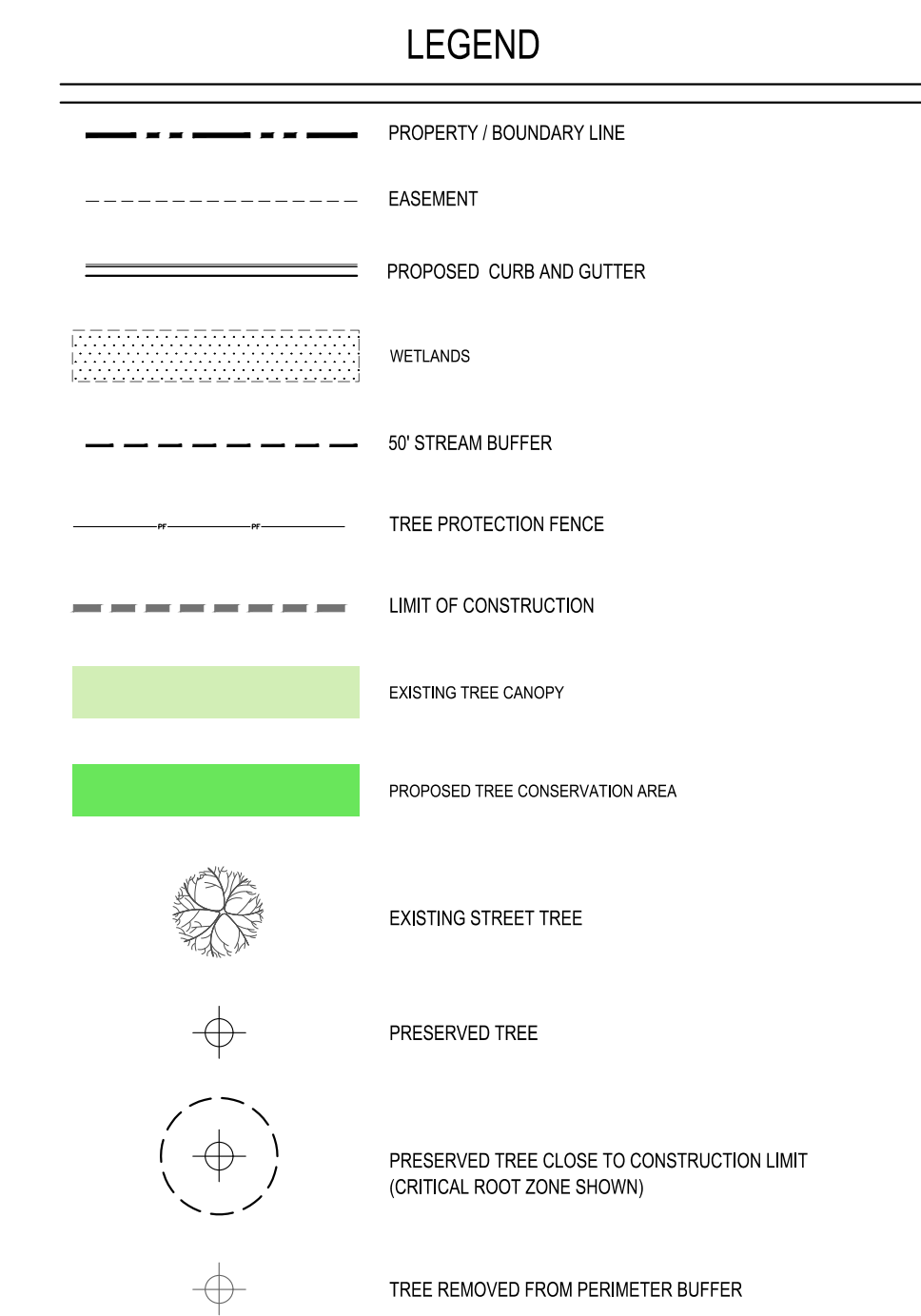
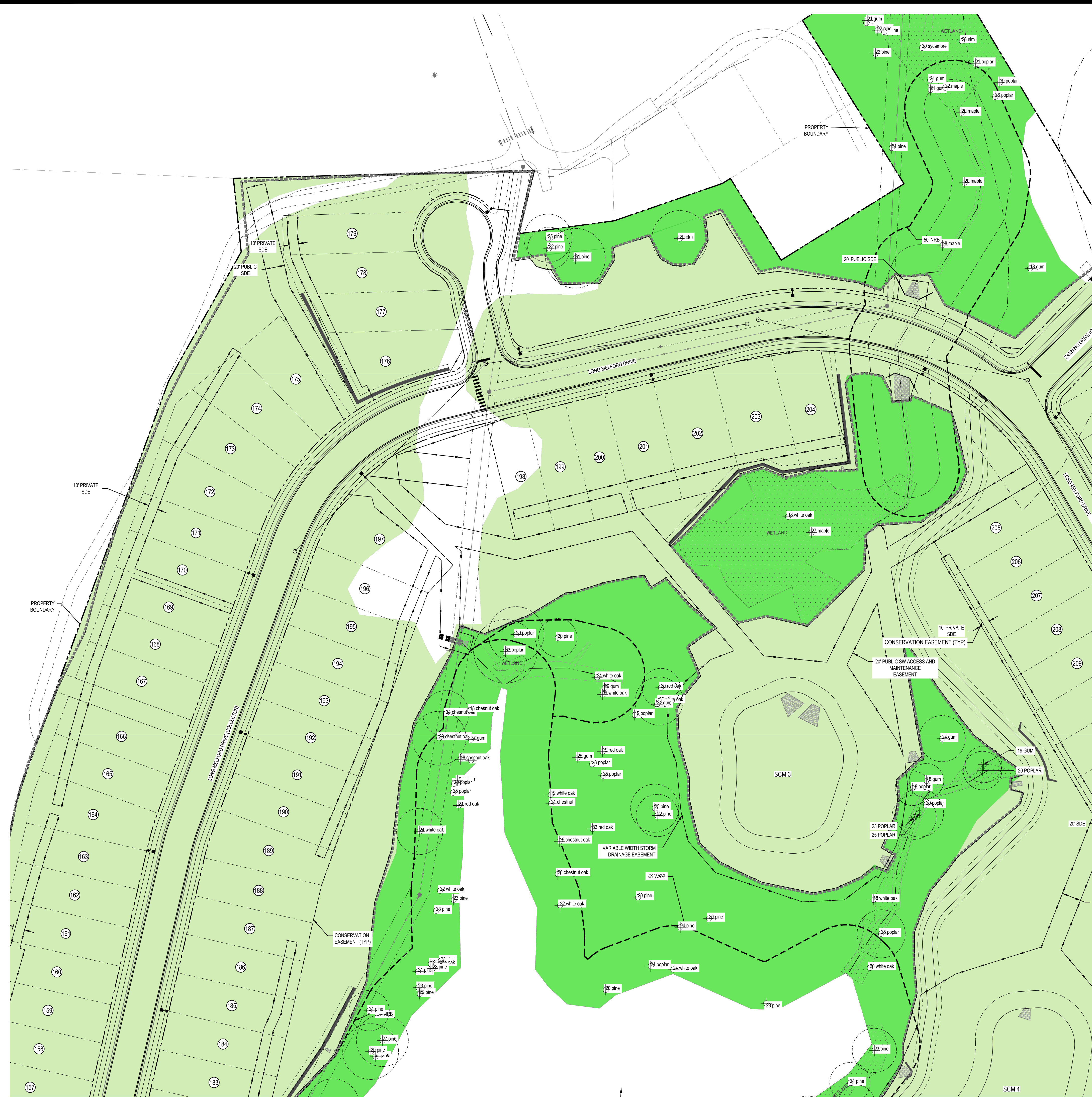
TREE REPLACEMENT

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




12/21/2023 PER TOWN OF ROLESVILLE COMMENT	11/21/2023 PER TOWN OF ROLESVILLE COMMENT	10/02/2023 PER TOWN OF ROLESVILLE COMMENT	08/01/2023 PER TOWN OF ROLESVILLE COMMENT
11/21/2023 REV	10/02/2023 REV	08/01/2023 REV	06/01/2023 REV
DESIGNED BY: MC/RZ			
DRAWN BY: MC			
REVIEWED BY: RZ			
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PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571			
OVERALL TREE CONSERVATION PLAN			
PRELIMINARY NOT FOR CONSTRUCTION			
FILE NUMBER: 8430-03			
DATE: 12/21/2023			
L3-0			

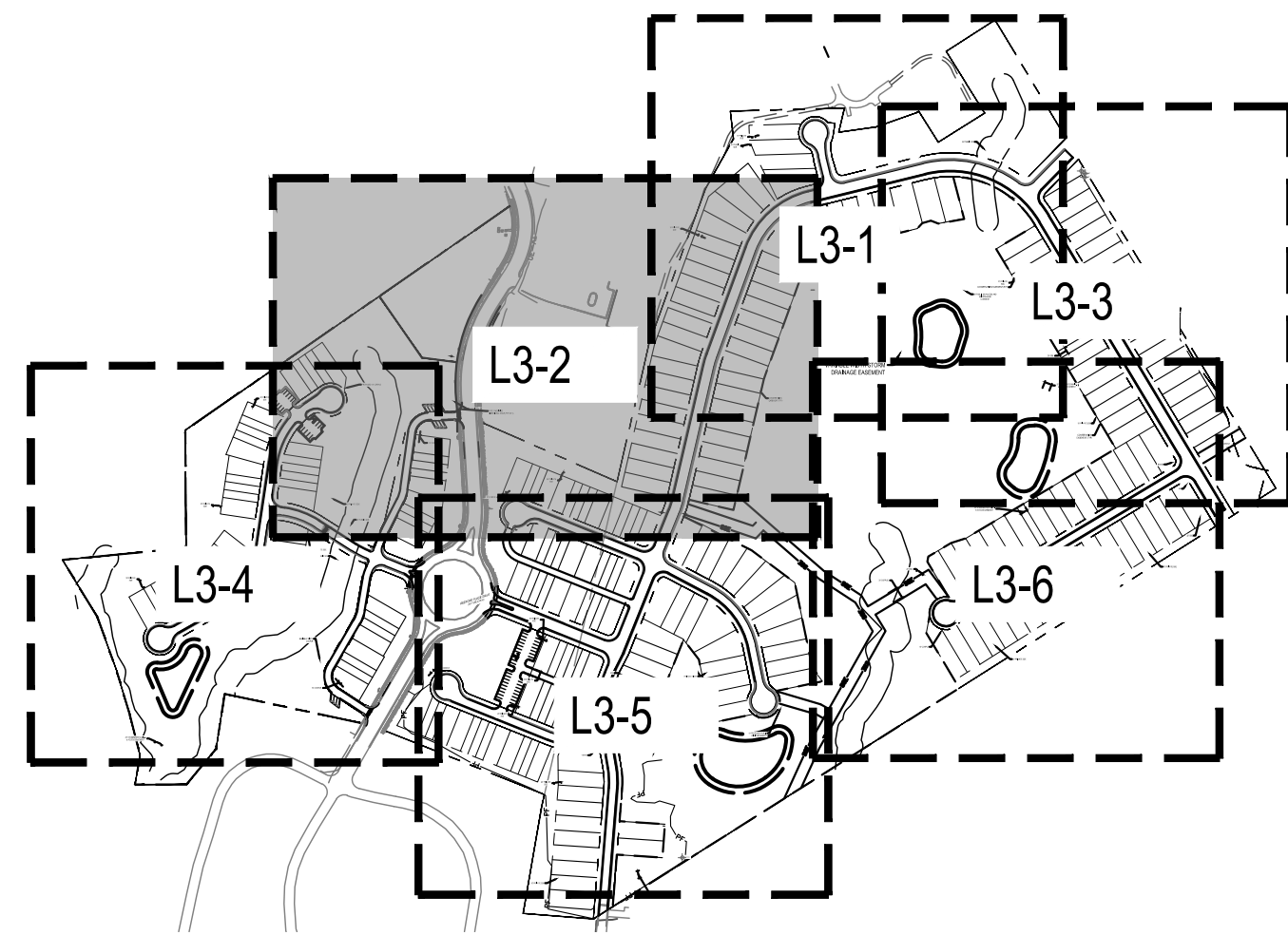
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811
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12/21/2023	PER TOWN OF ROLESVILLE COMMENT
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
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DRAWN BY:	MC
REVIEWED BY:	RZ
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ENLARGED TCA PLAN (1 OF 6)	
 PRELIMINARY NOT FOR CONSTRUCTION FILE NUMBER: 8430-03 DATE: 12/21/2023	
L3-1	

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LEGEND

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



12/21/2023	PER TOWN OF ROLESVILLE COMMENT
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
REV	

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 DRAWN BY: MC
 REVIEWED BY: RZ

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ENLARGED TCA PLAN
 (2 OF 6)

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L3-2

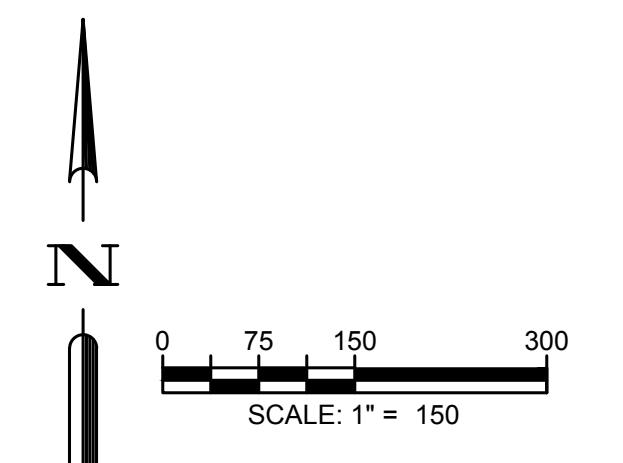
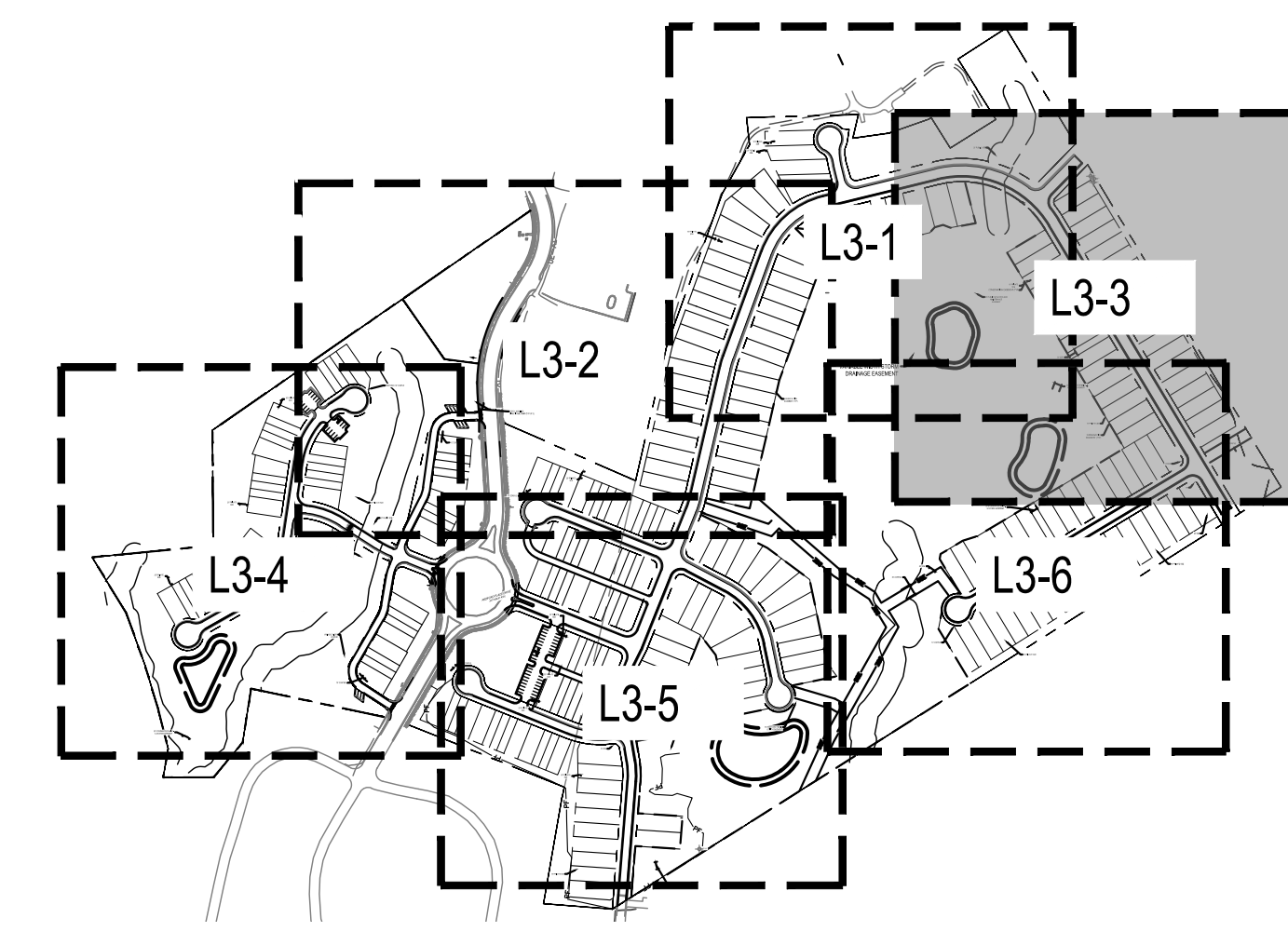


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LEGEND

- PROPERTY / BOUNDARY LINE
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- PROPOSED CURB AND GUTTER
- WETLANDS
- 50' STREAM BUFFER
- TREE PROTECTION FENCE
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12/21/2023	PER TOWN OF ROLESVILLE COMMENT
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06/01/2023	PER TOWN OF ROLESVILLE COMMENT
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ENLARGED TCA PLAN
 (3 OF 6)

PRELIMINARY

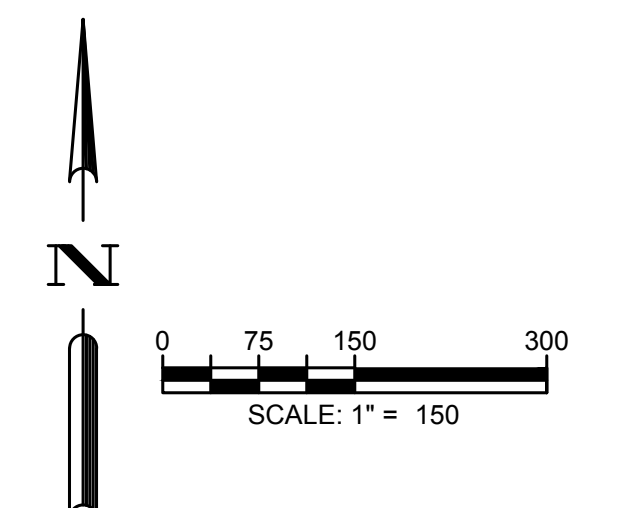
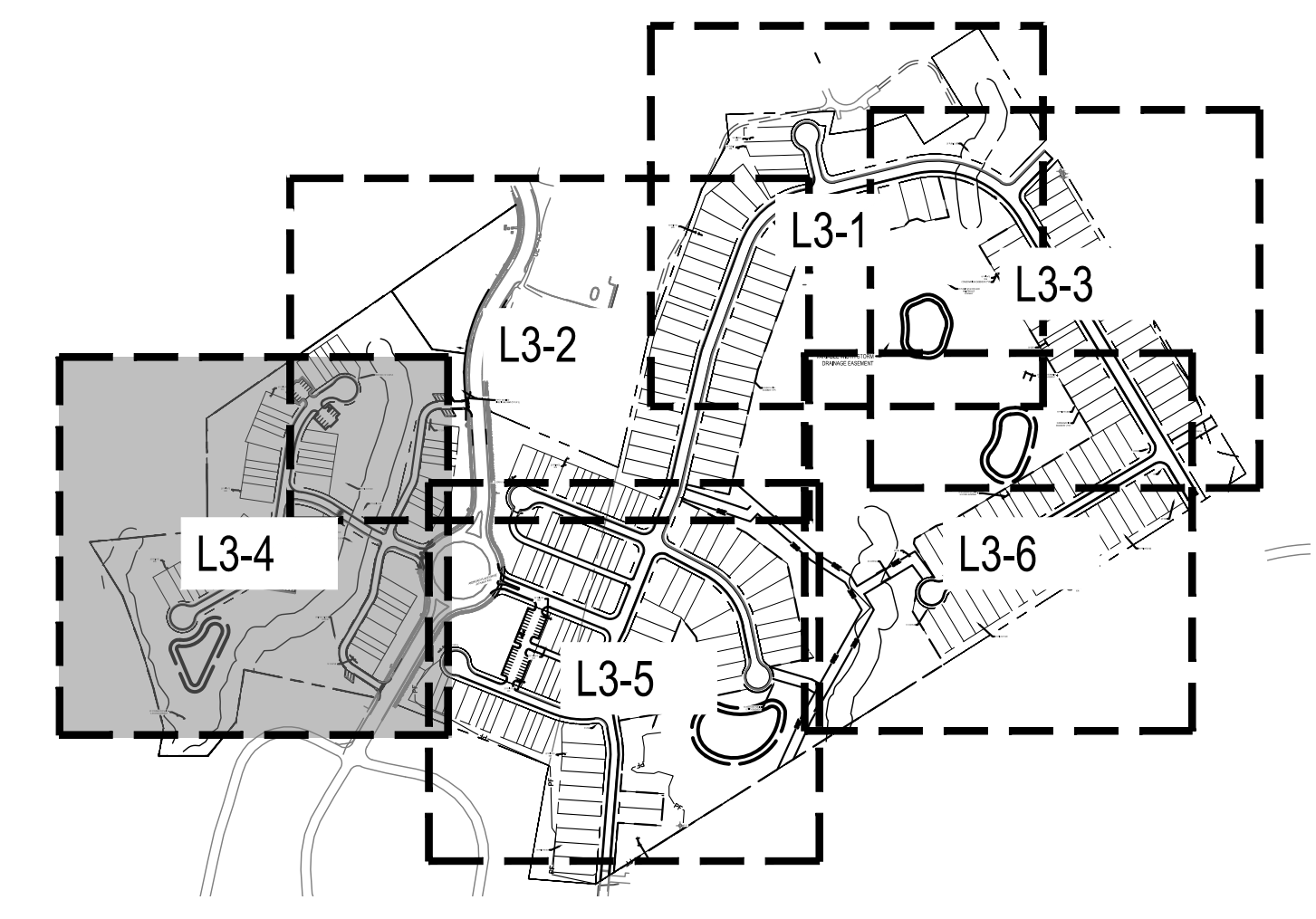
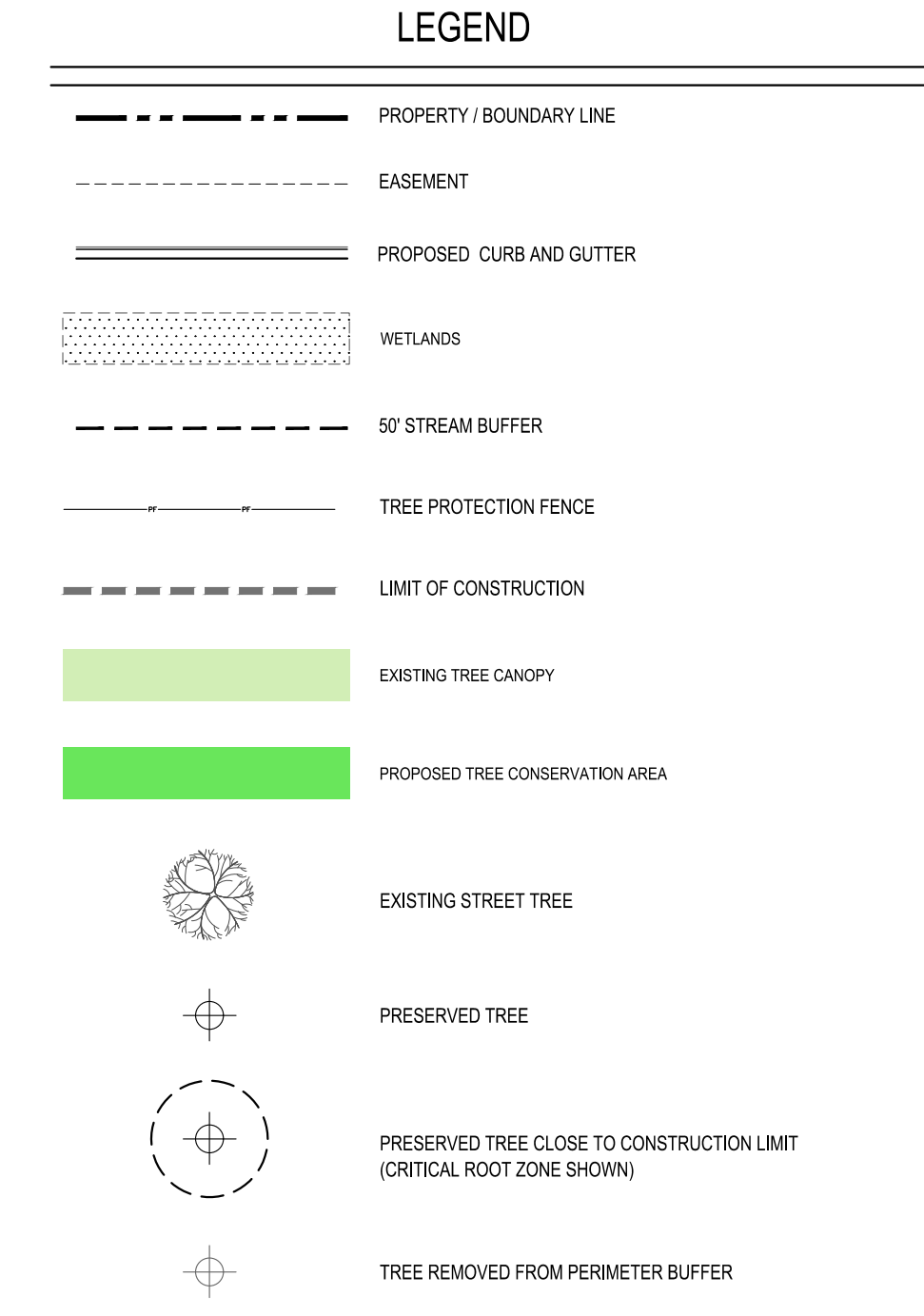
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DATE: 12/21/2023

L3-3

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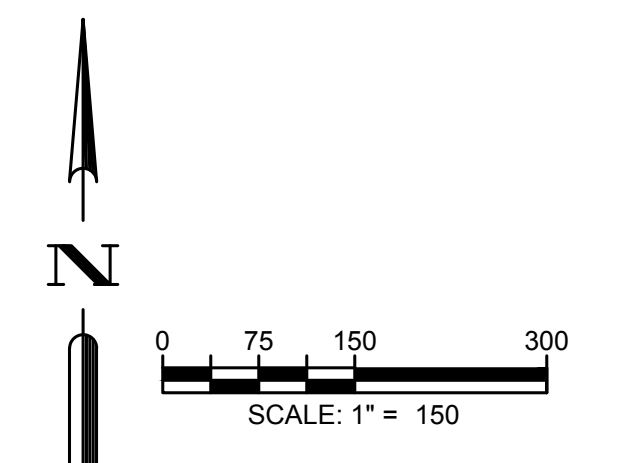
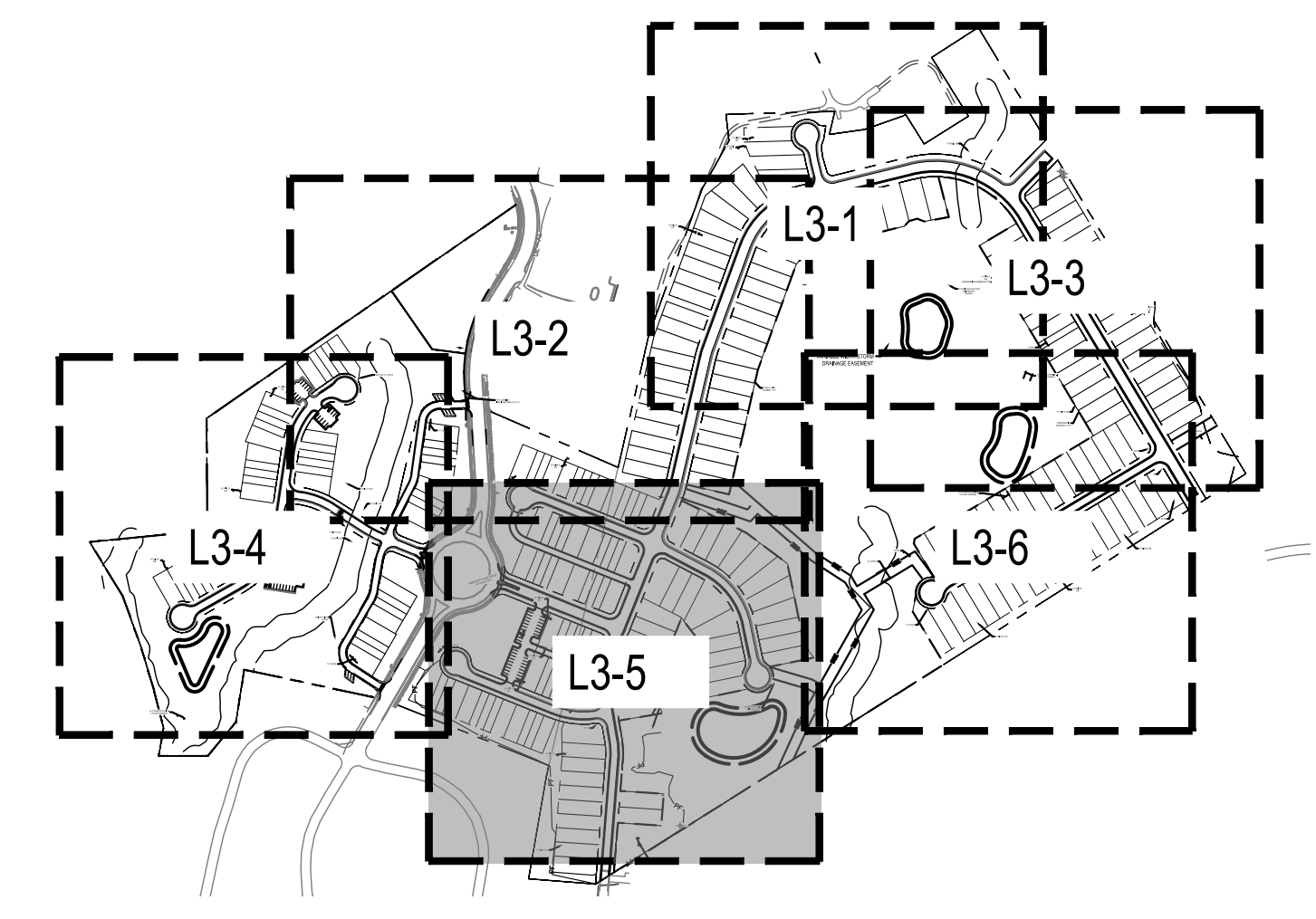
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11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
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ENLARGED TCA PLAN (4 OF 6)	
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L3-4	

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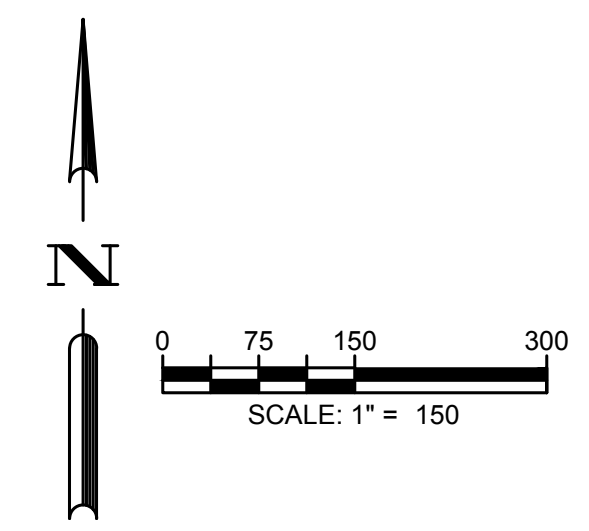
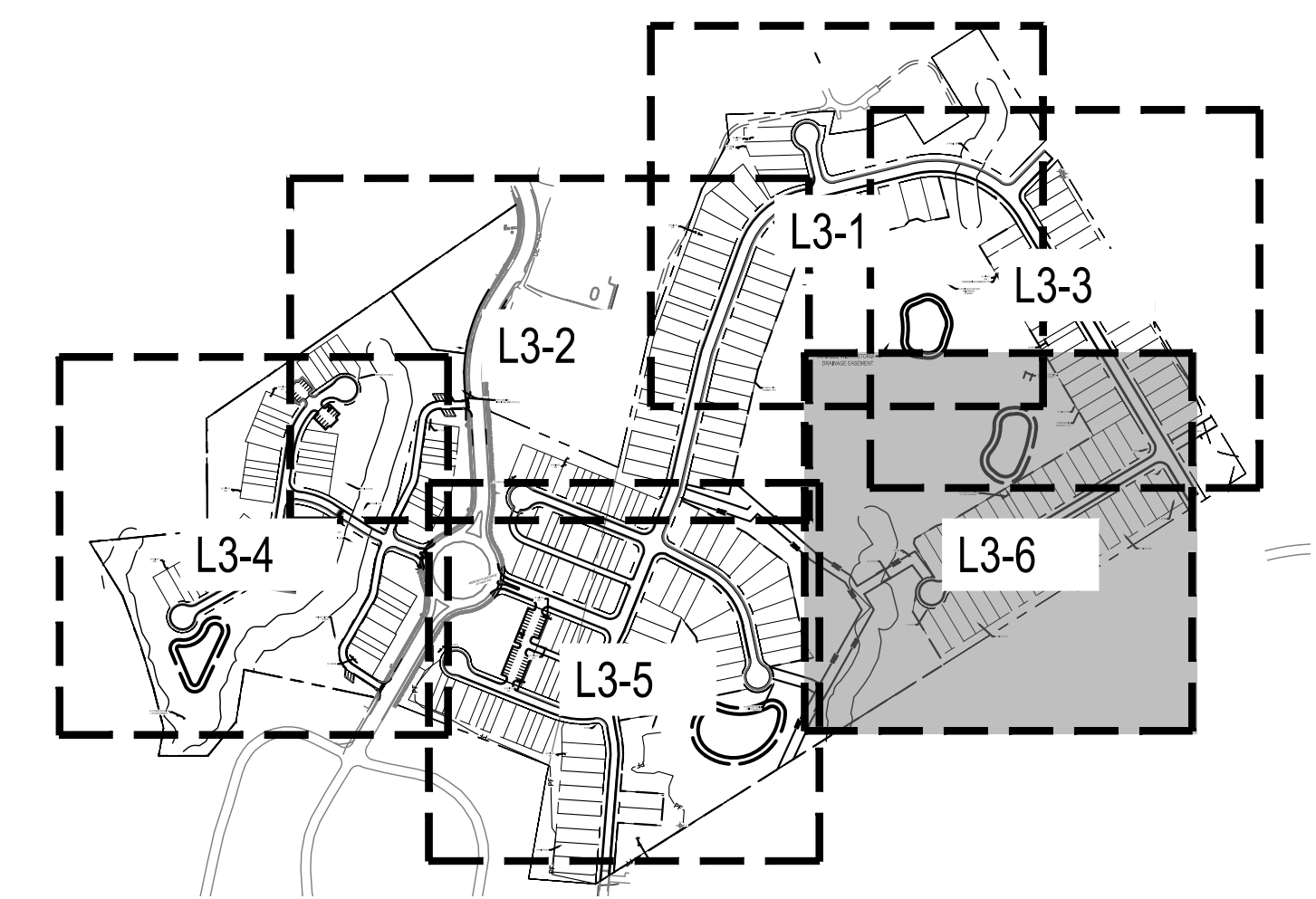
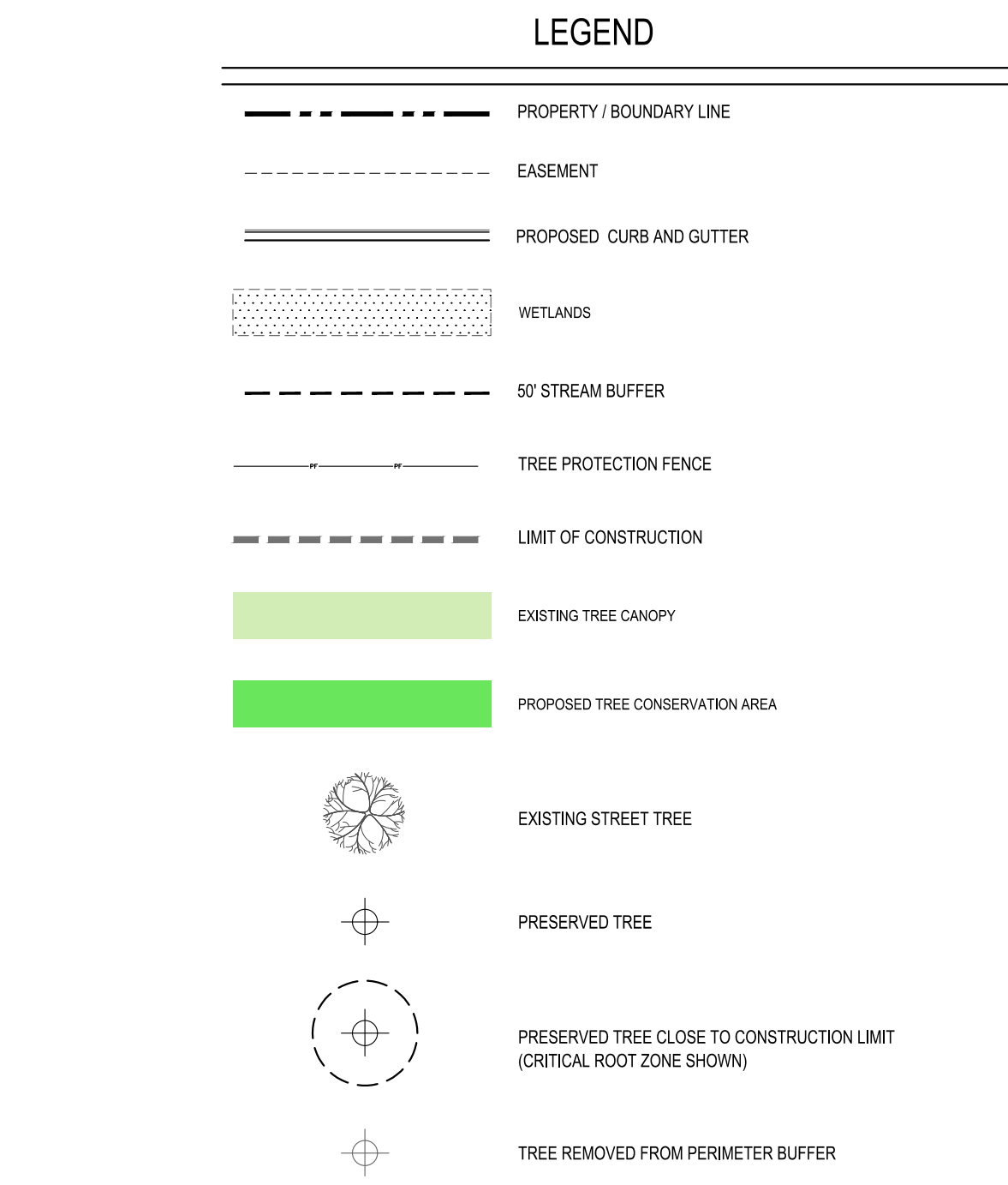
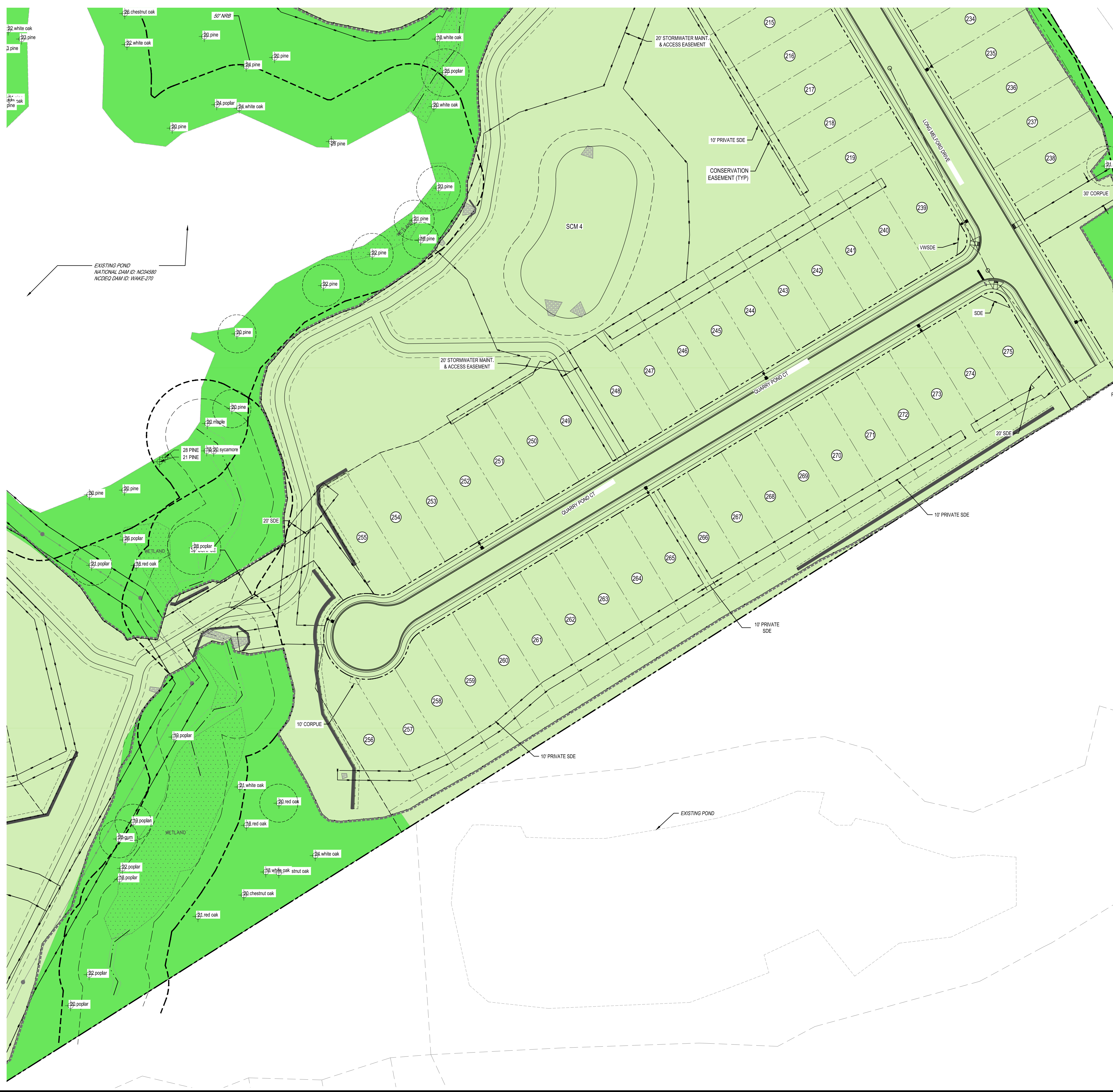
LEGEND

- PROPERTY / BOUNDARY LINE
- EASEMENT
- PROPOSED CURB AND GUTTER
- WETLANDS
- 50' STREAM BUFFER
- TREE PROTECTION FENCE
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06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
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ENLARGED TCA PLAN (5 OF 6)	
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L3-5	

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12/21/2023	PER TOWN OF ROLESVILLE COMMENT
11/21/2023	PER TOWN OF ROLESVILLE COMMENT
10/02/2023	PER TOWN OF ROLESVILLE COMMENT
08/01/2023	PER TOWN OF ROLESVILLE COMMENT
06/01/2023	PER TOWN OF ROLESVILLE COMMENT
04/03/2023	INITIAL SUBMITTAL
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ENLARGED TCA PLAN
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L3-6