

CONSTRUCTION INFRASTRUCTURE DRAWINGS

PARKER RIDGE

82 SCHOOL STREET ROLESVILLE, NORTH CAROLINA 27571

1) With next submittal, provide updated calculation sheets to reflect revision updates.
- Provide updated DA map with new structures
- Provide HGLs for new pipes
- Ensure all Impervious areas are updated (plans and calculations)
Wake County to review impervious added for pond calculations.

PSP-23-02 CID-23-06

SITE DATA TABLE with columns: OWNER, DEVELOPER, PIN #, AREA (SF), AREA (AC), GROSS AREA, PARCEL A - PARK EXPANSION AREA, NET AREA, IMPERVIOUS EXISTING, IMPERVIOUS PROPOSED, PREVIOUS ZONING, USE, FUTURE LAND USE DESIGNATION, CURRENT ZONING, PROPOSED USE, SETBACKS MINIMUM RM (CLUSTER), SINGLE-FAMILY DETACHED, FRONT, SIDE, CORNER SIDE, REAR, MIN FRONT LOT WIDTH, MIN LOT AREA, MIN LOT AREA PROPOSED.

RM-CZ CLUSTER (SINGLE FAMILY DETACHED) with columns: AREA (SF), AREA (AC), FINAL TRACT AREA, TOTAL UNITS, PROPOSED DENSITY (DU/AC), MAXIMUM DENSITY (DU/AC), PUBLIC GREENWAY (EST. 30' ESTM WIDTH), CLUSTER OPEN SPACE PROVIDED 12%, PROVIDED OPEN SPACE, MAX BUILDING HEIGHT.

RH-CZ (TOWNHOMES) with columns: AREA (SF), AREA (AC), FINAL TRACT AREA, GROSS TRACT AREA, LOT AREA, TOTAL UNITS, PROPOSED DENSITY (DU/AC), MAXIMUM DENSITY (DU/AC), MAX BUILDING HEIGHT.

RH-CZ (TOWNHOMES) with columns: AREA (SF), AREA (AC), FINAL TRACT AREA, GROSS TRACT AREA, LOT AREA, TOTAL UNITS, PROPOSED DENSITY (DU/AC), MAXIMUM DENSITY (DU/AC), MAX BUILDING HEIGHT.

PARKER RIDGE SUBDIVISION CONDITIONS with columns: 1. DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT C CONCEPT PLAN...

IMPERVIOUS AREA CALCULATIONS

POST-DEVELOPMENT IMPERVIOUS AREAS # UNIT with columns: PAVEMENT, SIDEWALK, LOTS - TOWNHOMES, LOTS - SINGLE-FAMILY (MAX.), IMPERVIOUS PROPOSED.

OPEN SPACE CALCULATIONS

RH DISTRICT OPEN SPACE CALCULATIONS with columns: RH DISTRICT AREA, REQUIRED OPEN SPACE (15%), PROVIDED OPEN SPACE, REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE), PROVIDED ACTIVE OPEN SPACE, REQUIRED PASSIVE OPEN SPACE, PROVIDED PASSIVE OPEN SPACE.

RM CLUSTER DISTRICT OPEN SPACE CALCULATIONS

RM CLUSTER DISTRICT AREA, REQUIRED TOTAL OPEN SPACE (12%), PROVIDED TOTAL OPEN SPACE, REQUIRED ACTIVE OPEN SPACE (50% OF REQUIRED OPEN SPACE), PROVIDED ACTIVE OPEN SPACE, REQUIRED PASSIVE OPEN SPACE, PROVIDED PASSIVE OPEN SPACE.

PARKING CALCULATIONS with columns: WEST SIDE, EAST SIDE, TOTAL, DRIVEWAY, GUEST, OFFSITE, TOTAL PROVIDED.

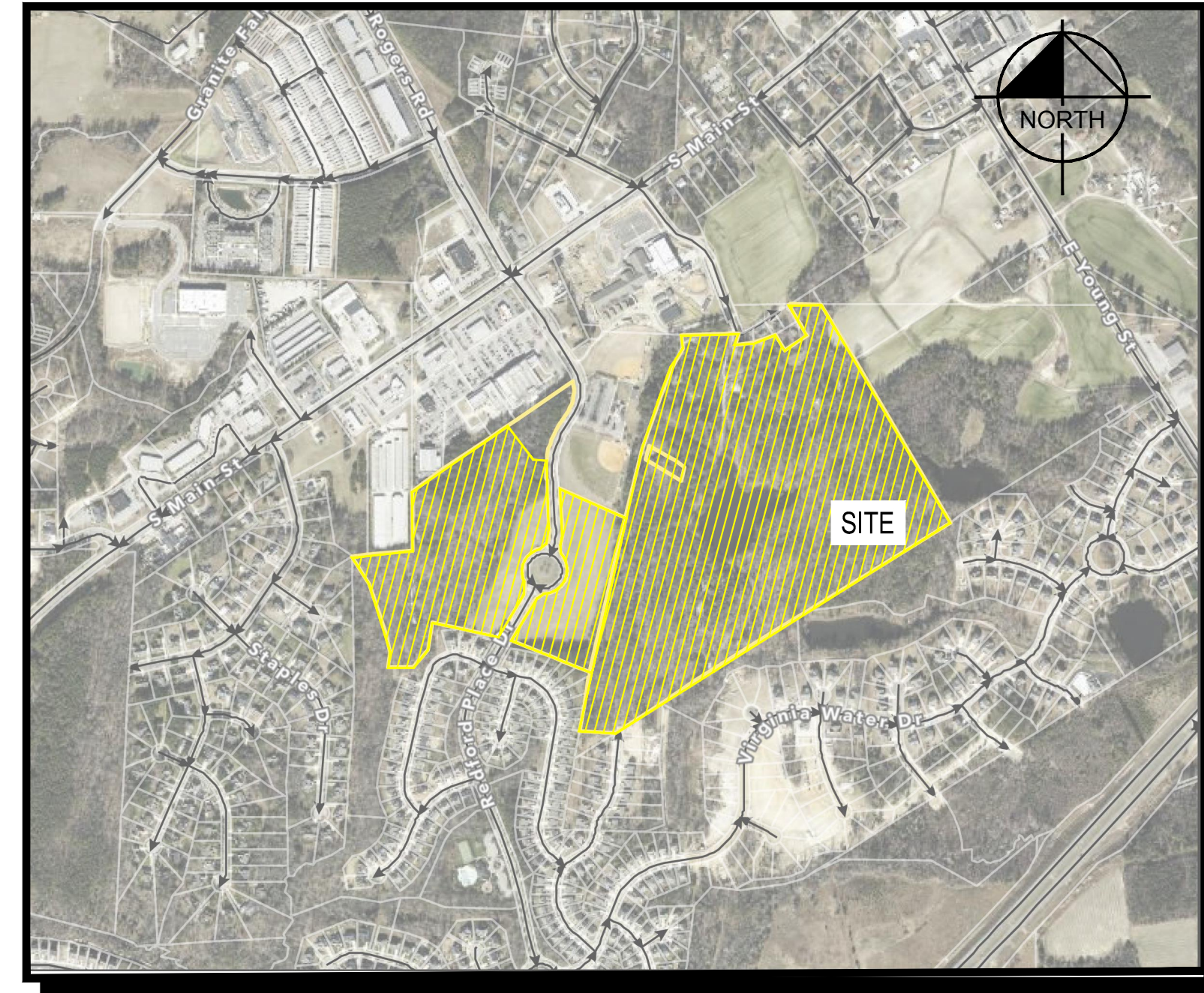
PARKING REQUIRED IS 2/DU + 0.25 GUEST SPACES/DU \*PROPOSED CLUBHOUSE IS 1,000 SF & MINIMUM PARKING IS 5 + 1/2,000 SF FOR OUTDOOR RECREATION ROUNDED UP.

WATER AND SEWER INFRASTRUCTURE QUANTITIES

PHASE 1A, PHASE 1B, PHASE 2 with columns: NUMBER OF LOTS, LOT NUMBERS BY PHASE, LIVABLE BUILDINGS, OPEN SPACE?, PUBLIC WATER (LF), PUBLIC SEWER (LF), WATER SERVICE STUBS, SEWER SERVICE STUBS.

CONDITION NO. 13 OF ZONING CASE MA 22-03 WILL BE FILLED BY A PAYMENT IN LIEU OF CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN CONDITION NO. 13. THE ENGINEER'S OPINION OF THE PROBABLE CONSTRUCTION COST SHALL BE SUBMITTED TO THE TOWN PRIOR TO THE ISSUANCE OF THE 10TH BUILDING PERMIT...

- 1ST SUBMITTAL: JUNE 1, 2023
2ND SUBMITTAL: AUGUST 1, 2023
3RD SUBMITTAL: OCTOBER 1, 2023
4TH SUBMITTAL: DECEMBER 1, 2023
5TH SUBMITTAL: FEBRUARY 1, 2024
6TH SUBMITTAL: FEBRUARY 20, 2024
7TH SUBMITTAL: MARCH 5, 2024
WC 1ST SUBMITTAL: OCTOBER 12, 2023
WC 2ND SUBMITTAL: DECEMBER 18, 2023
WC 3RD SUBMITTAL: JANUARY 12, 2024



SITE LOCATION MAP NOT TO SCALE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City.

City of Raleigh Development Approval
City of Raleigh Review Officer

Water and Sewer Permits (If applicable)

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.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED EROSION CONTROL [ ] S- STORMWATER MGMT. [ ] S- FLOOD STUDY [ ] S- DATE

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.

CORPUS APPROVAL CONDITION: CONVEYANCE OF SEWAGE FROM LOTS WITHIN PHASES 1B AND 2A ARE RELYING ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY MCDAMAS (THE POINT) AND AMERICAN ENGINEERING (KALLAS FALLS).

SHEET LIST TABLE with columns: SHEET NUMBER, SHEET TITLE, C0-0 COVER SHEET, C0-1 GENERAL NOTES, C0-2 NCG01 STABILIZATION 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 2), C4-8 STORM SEWER TABLE (2 OF 2), C5-0 OVERALL PHASE 1 EROSION CONTROL, 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), C5-14 OVERALL PHASE 3 EROSION CONTROL PLAN, C5-15 ENLARGED PHASE 3 EROSION CONTROL PLAN (1 OF 6), C5-16 ENLARGED PHASE 3 EROSION CONTROL PLAN (2 OF 6), C5-17 ENLARGED PHASE 3 EROSION CONTROL PLAN (3 OF 6), C5-18 ENLARGED PHASE 3 EROSION CONTROL PLAN (4 OF 6), C5-19 ENLARGED PHASE 3 EROSION CONTROL PLAN (5 OF 6), C5-20 ENLARGED PHASE 3 EROSION CONTROL PLAN (6 OF 6), C6-0 CARVED STONE 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.

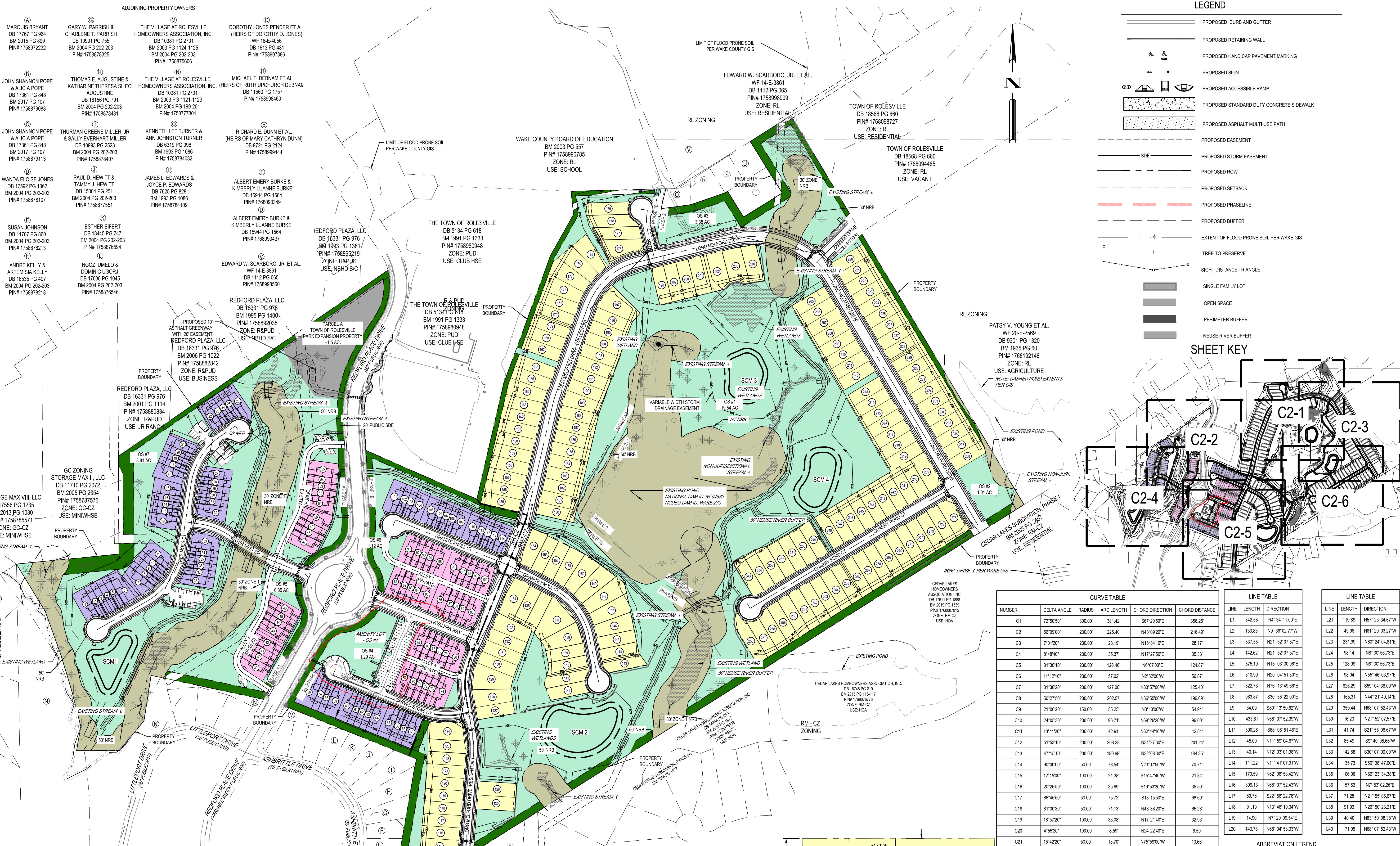
Table listing sheet titles and descriptions for sheets C6-5 through C6-4.

Vertical sidebar containing project information: AMENITY CENTER REVISIONS, RETAINING WALL LOCATION REVISION, STORM STRUCTURE REVISIONS, EROSION CONTROL REVISION, DESIGNED BY: DFC/CD, DRAWN BY: DFW/JWM, REVIEWED BY: DF, BGE logo, CORPORTAION logo, PARKER RIDGE logo, COVER SHEET logo, FILE NUMBER: 8430-03, DATE: 12/05/2024, C0-0.

G:\NCAP\Projects\Lennar\84-03-00 - Lennar - School Street - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C0-0 - COVR.dwg Layout, C0-0 Plotlet, 12/6/2024 8:45:09 AM



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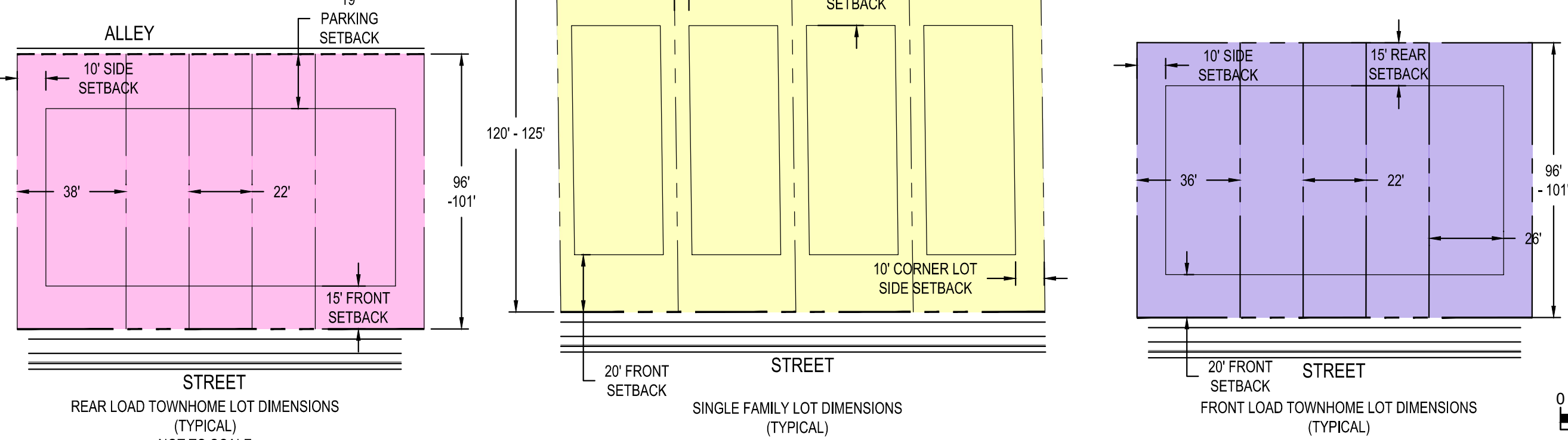


### LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED ACCESSIBLE RAMP
- PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- PROPOSED ASPHALT MULTI-USE PATH
- PROPOSED EASEMENT
- PROPOSED STORM EASEMENT
- PROPOSED ROW
- PROPOSED SETBACK
- PROPOSED PHASELINE
- PROPOSED BUFFER
- EXTENT OF FLOOD PRONE SOIL PER WAKE GIS
- TREE TO PRESERVE
- SIGHT DISTANCE TRIANGLE
- SINGLE FAMILY LOT
- OPEN SPACE
- PERIMETER BUFFER
- NEUSE RIVER BUFFER

### SHEET KEY

| CURVE TABLE |             |        |            |                 |                | LINE TABLE |        |                | LINE TABLE |        |                |
|-------------|-------------|--------|------------|-----------------|----------------|------------|--------|----------------|------------|--------|----------------|
| NUMBER      | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD DISTANCE | LINE       | LENGTH | DIRECTION      | LINE       | LENGTH | DIRECTION      |
| C1          | 72°50'50"   | 300.00 | 381.42     | S67°20'50"E     | 356.25         | L1         | 342.55 | N4°34'11.00"E  | L1         | 119.89 | N57°23'34.67"W |
| C2          | 56°09'00"   | 230.00 | 225.40     | N48°09'20"E     | 216.49         | L2         | 133.83 | N9°38'02.77"W  | L22        | 49.98  | N01°29'03.27"W |
| C3          | 7°01'20"    | 230.00 | 28.19      | N16°34'10"E     | 28.17          | L3         | 337.55 | N21°52'07.57"E | L33        | 231.99 | N60°24'04.81"E |
| C4          | 8°48'40"    | 230.00 | 35.37      | N17°27'50"E     | 35.33          | L4         | 142.62 | N21°52'07.57"E | L44        | 98.14  | N8°30'56.73"E  |
| C5          | 31°30'10"   | 230.00 | 126.46     | N6°07'00"E      | 124.87         | L5         | 375.19 | N13°03'30.98"E | L25        | 128.99 | N8°30'56.73"E  |
| C6          | 14°12'10"   | 230.00 | 57.02      | N2°32'00"W      | 56.87          | L6         | 310.99 | N20°04'51.30"E | L26        | 98.04  | N55°46'03.97"E |
| C7          | 31°38'20"   | 230.00 | 127.00     | N83°57'00"W     | 125.40         | L7         | 322.73 | N78°13'49.69"E | L27        | 826.29 | S59°04'38.00"W |
| C8          | 50°27'50"   | 230.00 | 202.57     | N38°55'00"W     | 196.09         | L8         | 963.87 | S30°55'22.00"E | L28        | 165.31 | N44°21'45.14"E |
| C9          | 21°06'20"   | 150.00 | 55.25      | N3°13'00"W      | 54.94          | L9         | 34.05  | S80°13'50.62"W | L29        | 350.44 | N68°07'52.43"W |
| C10         | 24°05'30"   | 230.00 | 96.71      | N69°26'20"W     | 96.00          | L10        | 433.61 | N68°07'52.39"W | L30        | 16.23  | N21°52'07.57"E |
| C11         | 10°41'20"   | 230.00 | 42.91      | N62°44'10"W     | 42.84          | L11        | 390.26 | S69°08'51.48"E | L31        | 41.74  | S21°55'06.67"W |
| C12         | 51°53'10"   | 230.00 | 208.28     | N34°27'30"E     | 201.24         | L12        | 45.00  | N11°59'04.67"W | L32        | 85.49  | S9°40'05.66"W  |
| C13         | 47°15'10"   | 230.00 | 189.68     | N32°08'30"E     | 184.35         | L13        | 40.14  | N12°03'01.98"W | L33        | 142.88 | S30°07'00.00"W |
| C14         | 90°00'00"   | 50.00  | 78.54      | N23°07'50"W     | 70.71          | L14        | 111.22 | N11°41'07.91"W | L34        | 135.73 | S59°38'47.00"E |
| C15         | 12°15'00"   | 100.00 | 21.38      | S15°47'40"W     | 21.34          | L15        | 170.59 | N62°08'53.42"W | L35        | 106.06 | N89°23'34.38"E |
| C16         | 20°26'50"   | 100.00 | 35.69      | S19°53'30"W     | 35.50          | L16        | 399.13 | N68°07'52.43"W | L36        | 157.53 | N7°53'02.28"E  |
| C17         | 86°45'50"   | 50.00  | 75.72      | S13°15'50"E     | 68.69          | L17        | 69.76  | S22°56'22.78"W | L37        | 71.28  | N21°55'06.67"E |
| C18         | 81°30'30"   | 50.00  | 71.13      | N48°38'20"E     | 65.28          | L18        | 91.10  | N15°46'10.34"W | L38        | 91.93  | N89°50'23.21"E |
| C19         | 18°57'20"   | 100.00 | 33.08      | N17°21'40"E     | 32.93          | L19        | 14.90  | N7°20'08.54"E  | L39        | 40.40  | N83°50'08.38"W |
| C20         | 4°55'20"    | 100.00 | 8.59       | N24°22'40"E     | 8.59           | L20        | 143.78 | N68°04'53.33"W | L40        | 171.05 | N68°07'52.43"W |
| C21         | 15°42'20"   | 50.00  | 13.70      | N75°59'00"W     | 13.66          |            |        |                |            |        |                |



### ABBREVIATION LEGEND

- PB PERIMETER BUFFER
- NRB NEUSE RIVER BUFFER
- OS OPEN SPACE
- SDE STORM DRAINAGE EASEMENT

SCALE: 1" = 150'

| REVISION   | DATE                             | DESCRIPTION |
|------------|----------------------------------|-------------|
| 1/10/2024  | AMENITY CENTER REVISIONS         |             |
| 06/06/2024 | RETAINING WALL LOCATION REVISION |             |
| 06/04/2024 | STORM STRUCTURE REVISIONS        |             |
| 04/08/2024 | EROSION CONTROL REVISION         |             |

DESIGNED BY: DFC/D  
 DRAWN BY: DFW/JWM  
 REVIEWED BY: DF

**BCE**  
 5438 WIDE PARK BLVD, SUITE 420  
 RALEIGH NC 27607  
 WWW.BCEINC.COM  
 NC LICENSE #C-4397

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

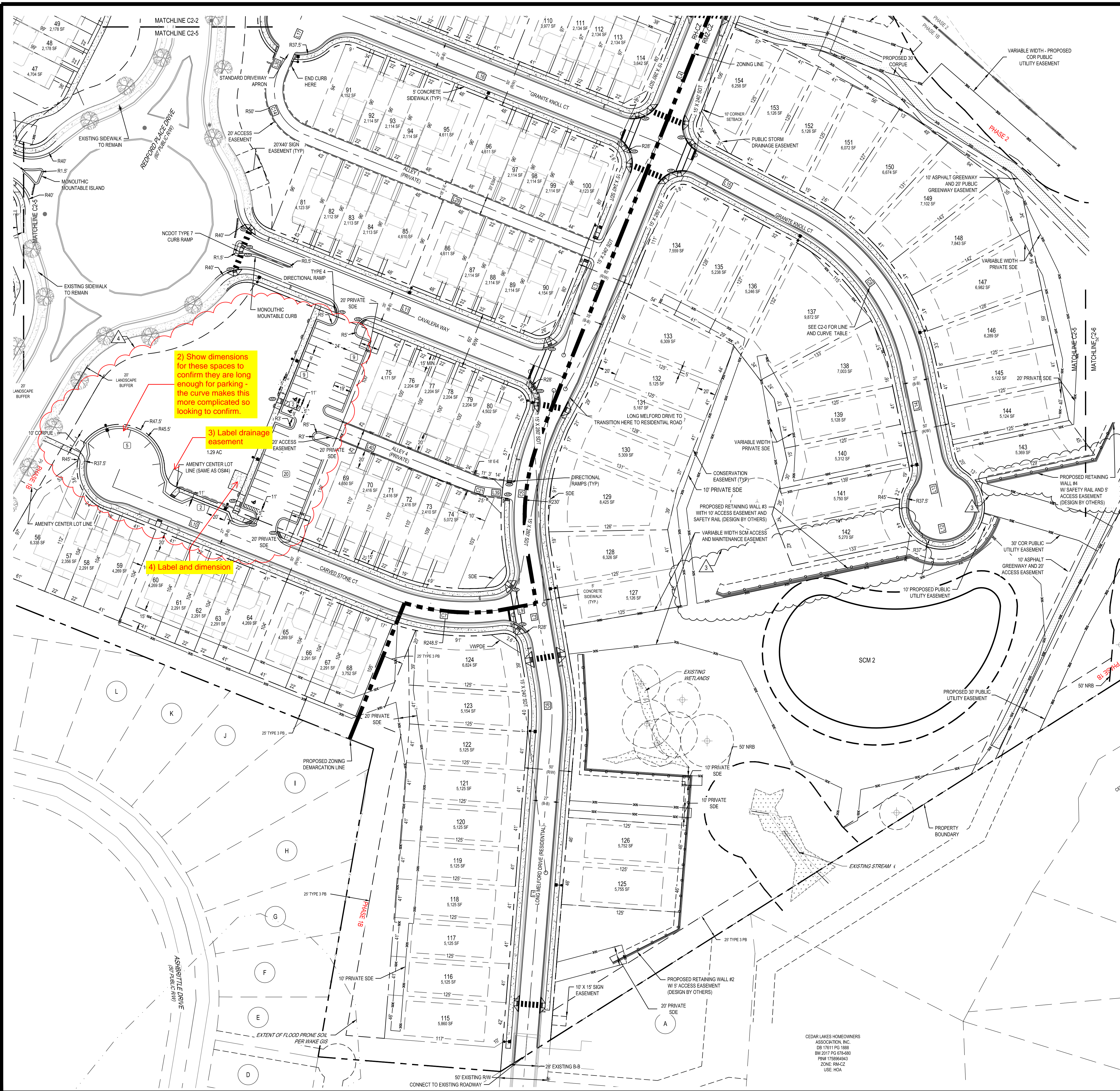
**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27351

**OVERALL SITE PLAN**

FILE NUMBER: 8430-03  
 DATE: 12/05/2024  
 C2-0



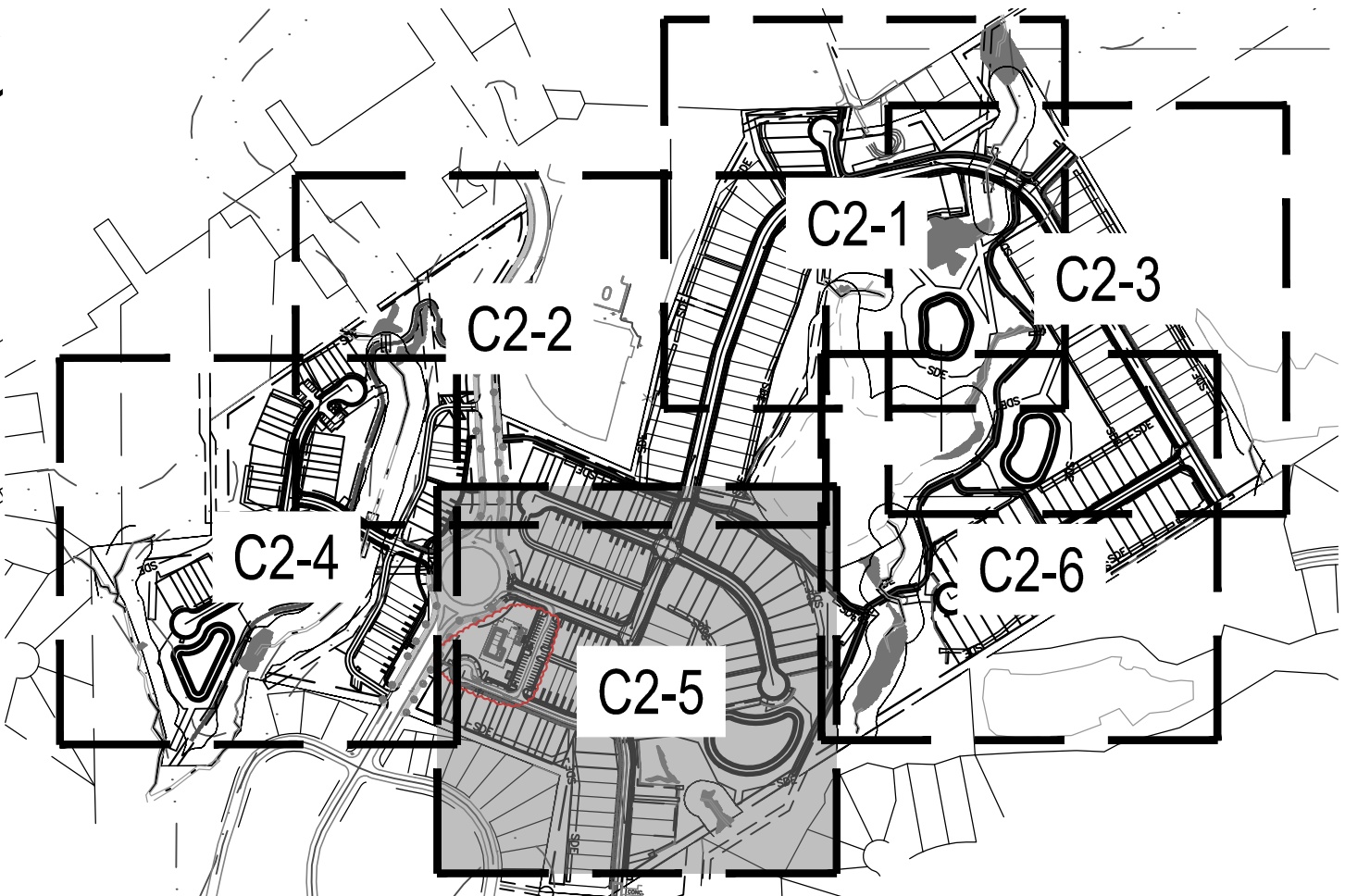
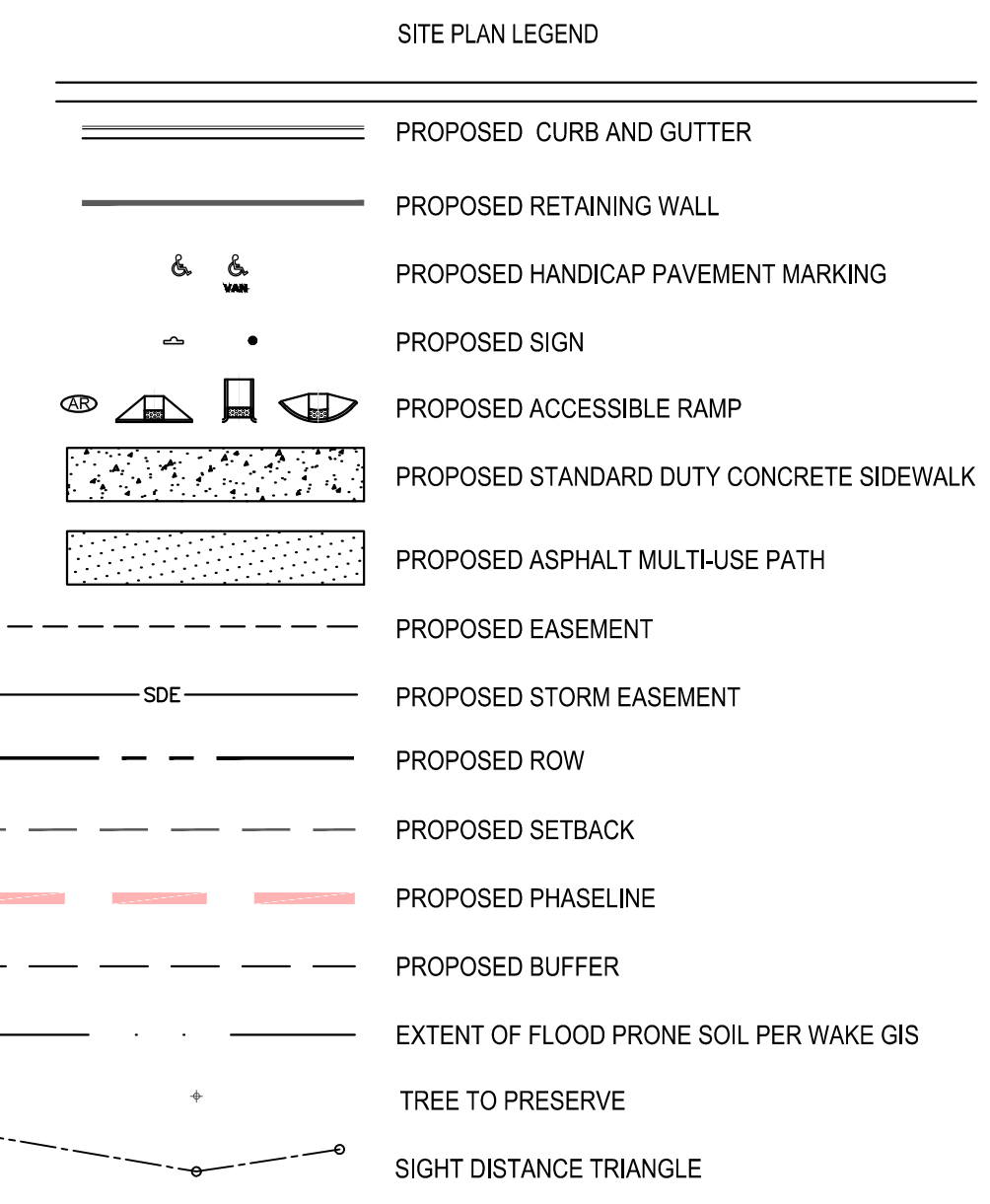
G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C3-0 - SITE-PLAN.dwg Layout: C2-5 ENLARGED SITE PLAN (5 OF 6) Plotted: 12/31/2024 4:43:10 PM



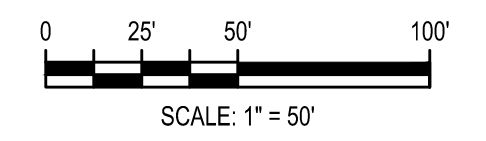
2) Show dimensions for these spaces to confirm they are long enough for parking - the curve makes this more complicated so looking to confirm.

3) Label drainage easement

4) Label and dimension



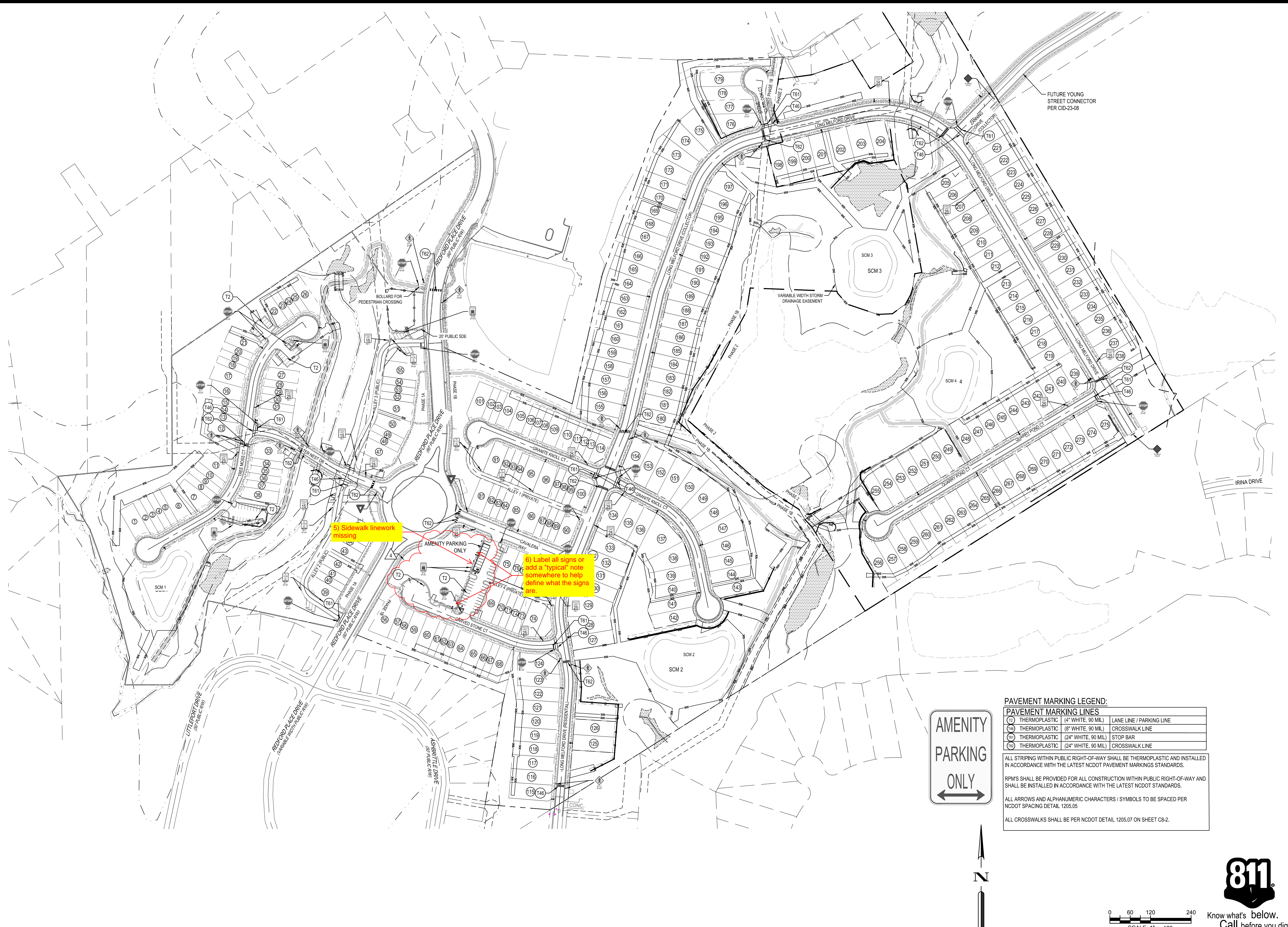
AMENITY CENTER LOT NOTES:  
1. OPEN SPACE #4 WILL BE A SEPARATE PARCEL THAT CONTAINS THE FUTURE AMENITY CENTER  
2. SIGNAGE TO BE PROVIDED FOR THE 6 SPACES THAT FRONT THE AMENITY CENTER SEE SHEET C2-8 FOR DETAILS REGARDING SIGNAGE.



|  |                                  |                  |      |             |
|--|----------------------------------|------------------|------|-------------|
| 11/04/2024   | AMENITY CENTER REVISIONS         | REV              | DATE | DESCRIPTION |
| 06/06/2024   | RETAINING WALL LOCATION REVISION | A                |      |             |
| 06/04/2024   | STORM STRUCTURE REVISIONS        | A                |      |             |
| 04/08/2024   | EROSION CONTROL REVISION         | A                |      |             |
| DESIGNED BY: DFC/CD  |                                  |                  |      |             |
| DRAWN BY: DFW/JWM  |                                  |                  |      |             |
| REVIEWED BY: DF  |                                  |                  |      |             |
| <br>5438 WADE PARK BLVD, SUITE 420<br>RALEIGH NC 27607<br>WWW.BCEINC.COM<br>NC LICENSE #C-4397                     |                                  |                  |      |             |
|  |                                  |                  |      |             |
| <b>LENNAR</b><br><b>CORPORAION</b><br>1100 PERIMETER PARK DRIVE, SUITE 112<br>MORRISVILLE / NORTH CAROLINA / 27560 |                                  |                  |      |             |
| <b>PARKER RIDGE</b><br>82 SCHOOL STREET<br>ROLESVILLE / NORTH CAROLINA / 27571                                     |                                  |                  |      |             |
| <b>ENLARGED SITE PLAN</b><br>(5 OF 6)  |                                  |                  |      |             |
|  |                                  |                  |      |             |
| FILE NUMBER:<br>8430-03  |                                  | DATE: 12/05/2024 |      |             |
| <b>C2-5</b>  |                                  |                  |      |             |

CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 17811 PG 1888  
BM 2017 PG 676480  
PIN# 1758964943  
ZONE RRA-C2  
USE: HRA





**PAVEMENT MARKING LEGEND:**

| PAVEMENT MARKING LINES |                                   |                          |
|------------------------|-----------------------------------|--------------------------|
| (T)                    | THERMOPLASTIC (4" WHITE, 90 MIL)  | LANE LINE / PARKING LINE |
| (T8)                   | THERMOPLASTIC (8" WHITE, 90 MIL)  | CROSSWALK LINE           |
| (T24)                  | THERMOPLASTIC (24" WHITE, 90 MIL) | STOP BAR                 |
| (T2)                   | THERMOPLASTIC (24" WHITE, 90 MIL) | CROSSWALK 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

ALL CROSSWALKS SHALL BE PER NCDOT DETAIL 1205.07 ON SHEET C8-2.



| REV | DATE       | DESCRIPTION                      |
|-----|------------|----------------------------------|
| 1   | 11/04/2024 | AMENITY CENTER REVISIONS         |
| 2   | 06/06/2024 | RETAINING WALL LOCATION REVISION |
| 3   | 06/04/2024 | STORM STRUCTURE REVISIONS        |
| 4   | 04/08/2024 | EROSION CONTROL REVISION         |

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

**BCE**  
 5438 WADE PARK BLVD, SUITE 420  
 RALEIGH, NC 27607  
 WWW.BCEINC.COM  
 NC LICENSE #C-4397 ©2023

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

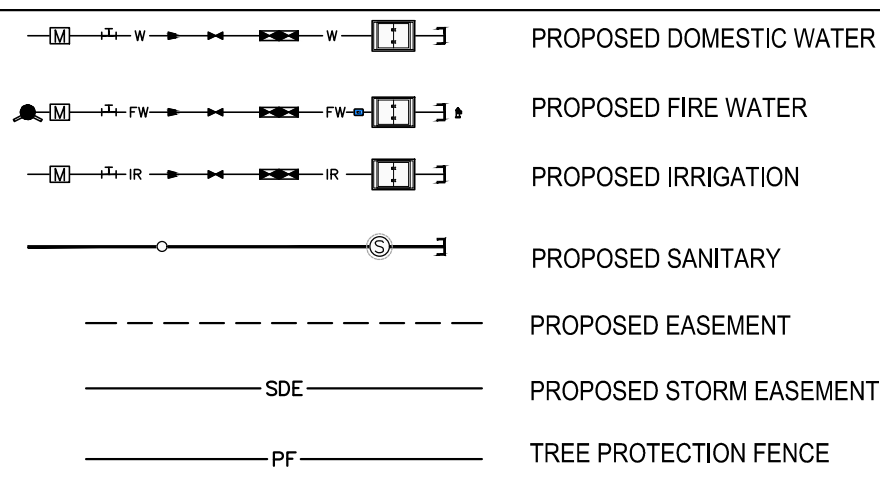
**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE / NORTH CAROLINA / 27371

**SIGNAGE AND STRIPING PLAN**

FILE NUMBER: 8430-03  
 DATE: 12/05/2024  
 C2-8



**PROPOSED UTILITY LEGEND**



TOWN OF ROLESVILLE  
DB 18568 PG 660  
PIN# 1768094485  
ZONE: RL  
USE: VACANT

THE TOWN OF ROLESVILLE  
DB 5134 PG 618  
BM 1991 PG 1333  
PIN# 1758889448  
ZONE: PUD  
USE: CLUB HSE

REDFORD PLAZA, LLC  
DB 16331 PG 976  
BM 1993 PG 1381  
PIN# 1758885219  
ZONE: R&PD  
USE: NBHD SIC

REDFORD PLAZA, LLC  
DB 16331 PG 976  
BM 1995 PG 1400  
PIN# 1758882038  
ZONE: R&PD  
USE: NBHD SIC

REDFORD PLAZA, LLC  
DB 16331 PG 976  
BM 2006 PG 1022  
PIN# 1758882942  
ZONE: R&PD  
USE: BUSINESS

REDFORD PLAZA, LLC  
DB 16331 PG 976  
BM 2001 PG 1114  
PIN# 1758880834  
ZONE: R&PD  
USE: JR RANCH

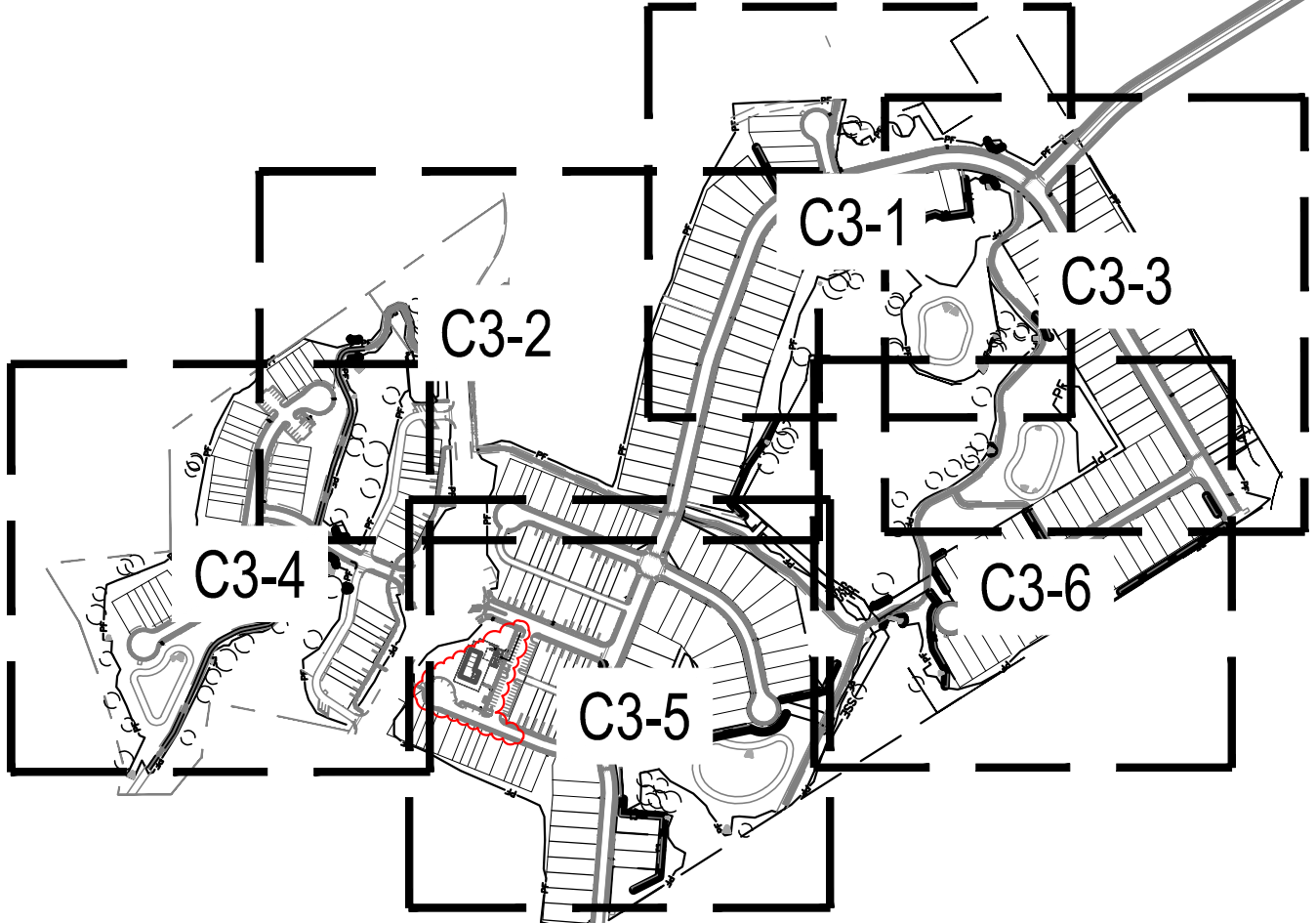
STORAGE MAX VIII, LLC  
DB 17556 PG 1235  
BM 2013 PG 1030  
PIN# 1758785571  
ZONE: GC-CZ  
USE: MINIHSE

STORAGE MAX II, LLC  
DB 11710 PG 2072  
BM 2005 PG 2354  
PIN# 1758785571  
ZONE: GC-CZ  
USE: MINIHSE

WALL CREEK PHASE I  
BY ORDINANCE  
ZONE: R&PD  
USE: RESIDENTIAL

CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 17611 PG 1888  
BM 2019 PG 1538  
PIN# 1758287015  
ZONE: R&CZ  
USE: HOA

CEDAR RIDGE SUBDIVISION  
PHASE II C  
BM 2015 PG 899  
ZONE: R&CZ  
USE: HOA



7) Clarify what this linework represents and confirm location since it appears to start and end.

**CORPUS APPROVAL CONDITION:**  
CONVEYANCE OF SEWAGE FROM LOTS WITHIN PHASES 1B AND 2A ARE RELYING ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY MACDAMIS (THE POINT) AND AMERICAN ENGINEERING (KALAS FALLS). THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND HAS AN ASSIGNED PERMIT NUMBER OF S-4978. THE PLAN SET BY MACDAMIS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND HAS AN ASSIGNED PERMIT NUMBER OF S-5037. LOTS WITHIN PARKER RIDGE PHASES 1B AND 2A WILL NOT BE RECORDED AND THE ONSITE WATERSSEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS S-4978 AND S-5037 ARE APPROVED, INSTALLED AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

**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 # W-4107  
Authorization to Construct: See digital signature.

**Public Sewer Collection / Extension System**  
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City of Raleigh Public Utilities Department Permit # S-5439  
Authorization to Construct: See digital signature.

**CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION**  
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City of Raleigh Development Approval: \_\_\_\_\_  
Raleigh Water Review Officer: \_\_\_\_\_



| REV | DATE       | DESCRIPTION                      |
|-----|------------|----------------------------------|
| 1   | 11/04/2024 | AMENITY CENTER REVISIONS         |
| 2   | 06/06/2024 | RETAINING WALL LOCATION REVISION |
| 3   | 06/04/2024 | STORM STRUCTURE REVISIONS        |
| 4   | 04/08/2024 | EROSION CONTROL REVISION         |

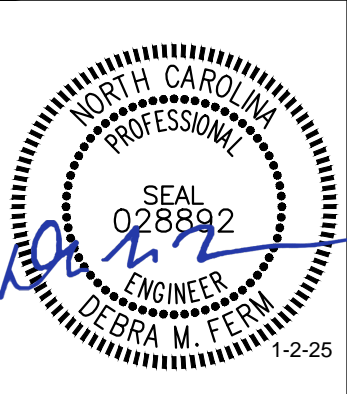
DESIGNED BY: DFC/D  
DRAWN BY: DFC/JWM  
REVIEWED BY: DF

PATSY V. YOUNG ET AL  
WF 204-E-2589  
DB 9301 PG 1320  
BM 1935 PG 60  
PIN# 1768192148  
ZONE: RL  
USE: AGRICULTURE

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

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

**OVERALL UTILITY PLAN**

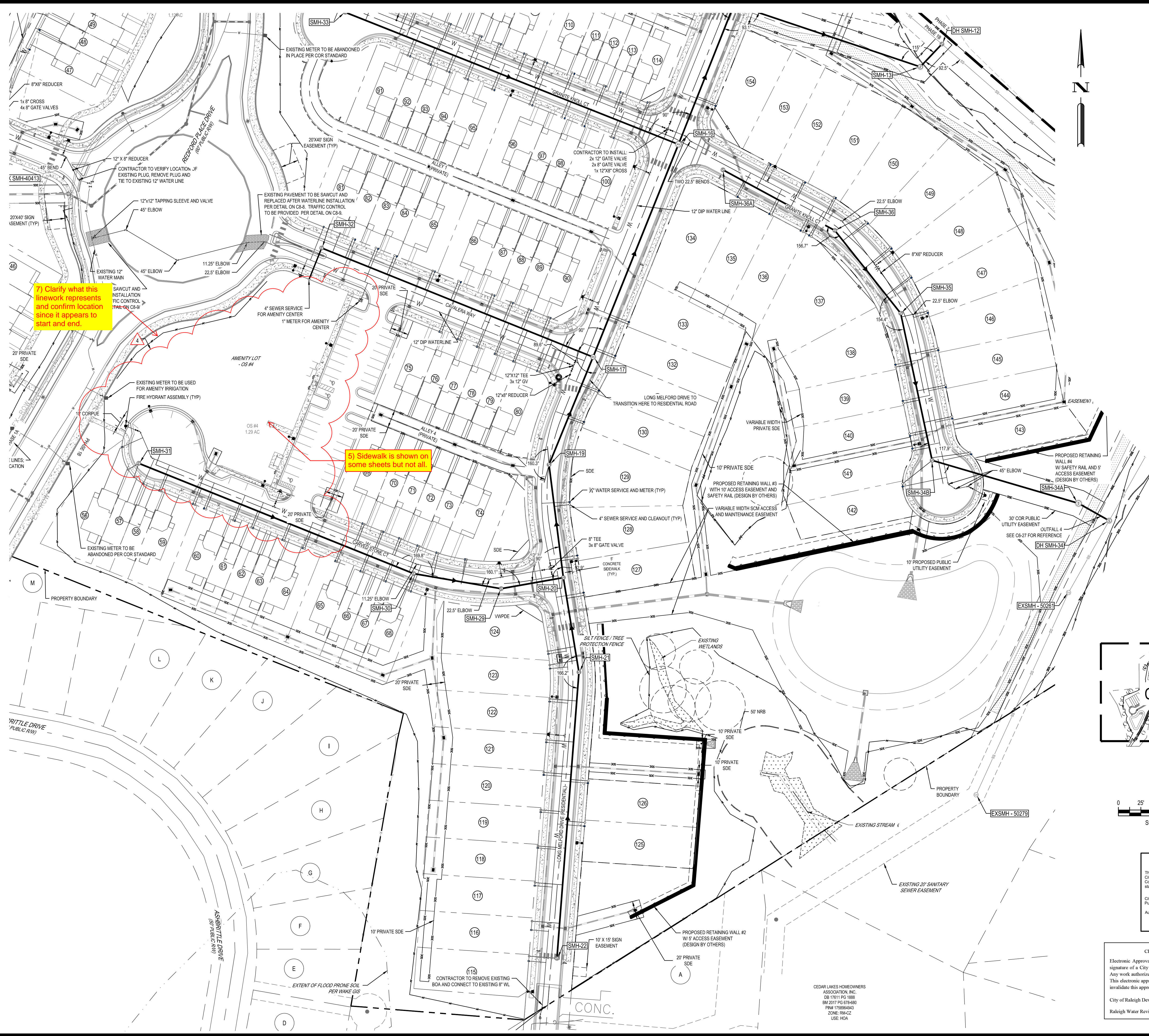


FILE NUMBER:  
8430-03  
DATE: 12/05/2024

C3-0



G:\NCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\U1-0 - UTIL-PLAN.dwg Layout: C3-5 ENLARGED UTILITY PLAN (5 OF 6) Plotted: 12/12/2024 11:53:46 AM

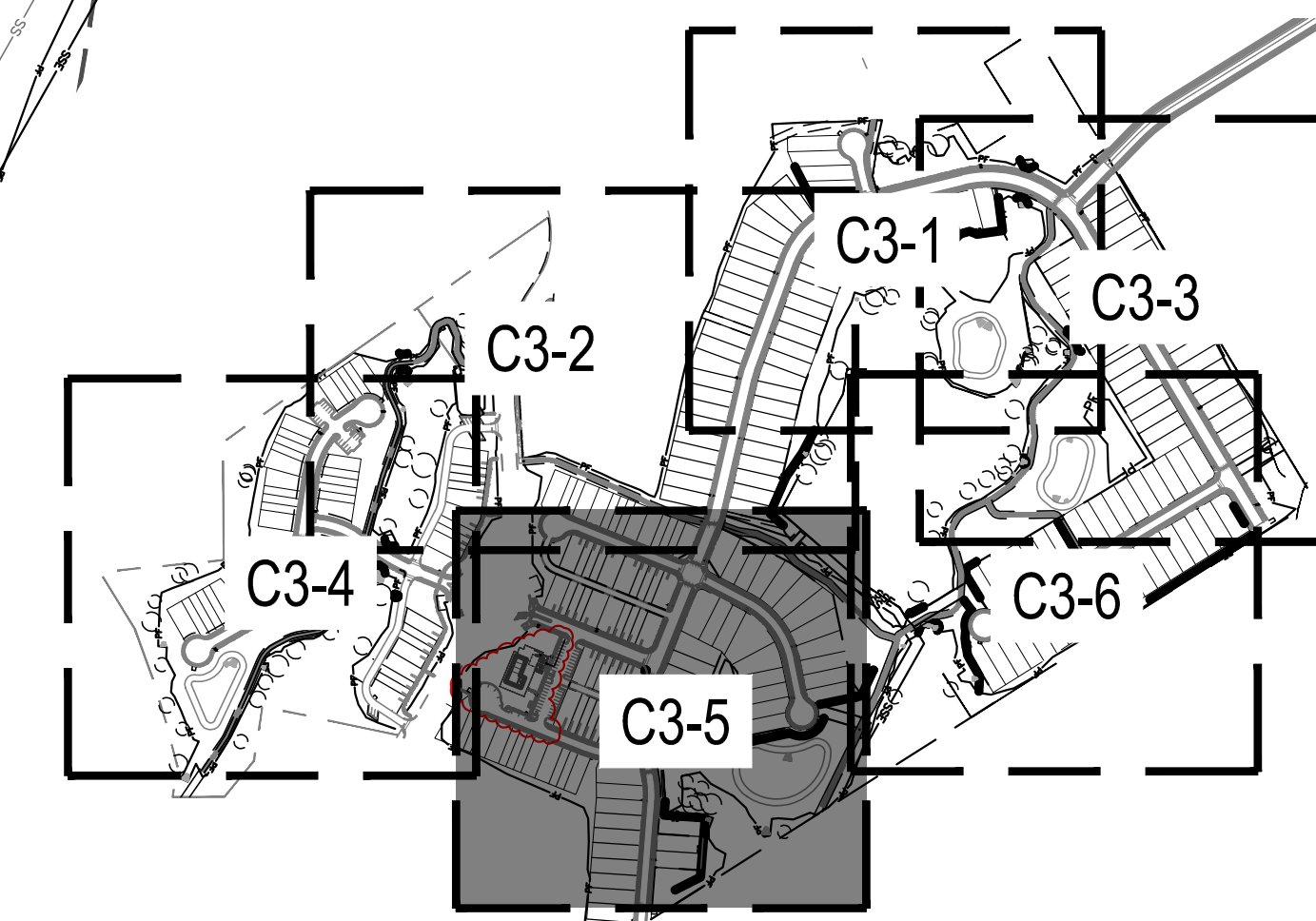
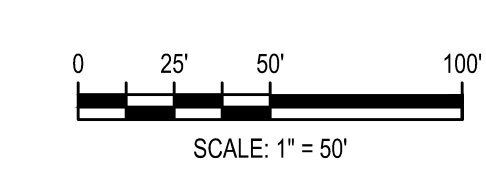
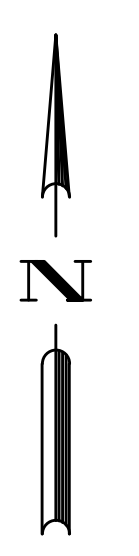


7) Clarify what this linework represents and confirm location since it appears to start and end.

5) Sidewalk is shown on some sheets but not all.

**PROPOSED UTILITY LEGEND**

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



|  |  |
|--|--|
| <p><b>Public Water Distribution / Extension System</b></p> <p>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.</p> <p>City of Raleigh<br/>Public Utilities Department Permit # W-4107<br/>Authorization to Construct: See digital signature.</p> | <p><b>Public Sewer Collection / Extension System</b></p> <p>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.</p> <p>City of Raleigh<br/>Public Utilities Department Permit # S-5439<br/>Authorization to Construct: See digital signature.</p> |
|--|--|

**CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION**

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City of Raleigh Development Approval \_\_\_\_\_  
Raleigh Water Review Officer \_\_\_\_\_



|                    |                                  |                  |                                  |
|--------------------|----------------------------------|------------------|----------------------------------|
| 11/04/2024         | AMENITY CENTER REVISIONS         | 11/04/2024       | AMENITY CENTER REVISIONS         |
| 06/06/2024         | RETAINING WALL LOCATION REVISION | 06/06/2024       | RETAINING WALL LOCATION REVISION |
| 06/04/2024         | STORM STRUCTURE REVISIONS        | 06/04/2024       | STORM STRUCTURE REVISIONS        |
| 04/08/2024         | EROSION CONTROL REVISION         | 04/08/2024       | EROSION CONTROL REVISION         |
| REV                | DATE                             | REV              | DATE                             |
| DESIGNED BY: DF/CD |                                  | DRAWN BY: DF/JWM |                                  |
| REVIEWED BY: DF    |                                  |                  |                                  |

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NC LICENSE #C-4397

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MORRISVILLE / NORTH CAROLINA / 27560

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

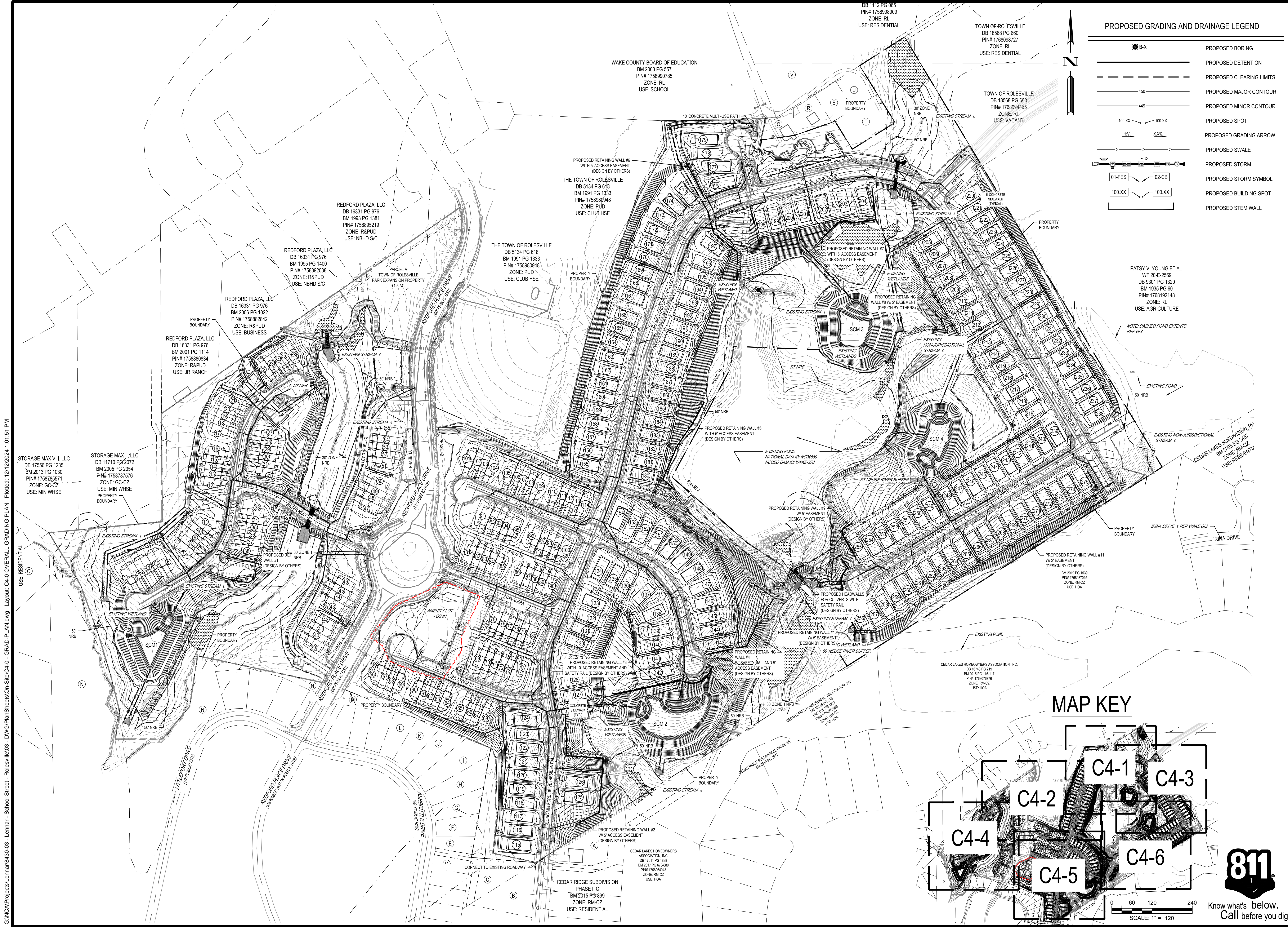
**ENLARGED UTILITY PLAN (5 OF 6)**

FILE NUMBER: 8430-03  
DATE: 12/05/2024  
C3-5

PROFESSIONAL ENGINEER  
SEAL 028892  
1-2-25



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: 12/12/2024 1:01:51 PM



**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   |
|  | PROPOSED STEM WALL       |

| REVISIONS  | DATE                             | DESCRIPTION |
|------------|----------------------------------|-------------|
| 11/04/2024 | AMENITY CENTER REVISIONS         |             |
| 06/06/2024 | RETAINING WALL LOCATION REVISION |             |
| 06/04/2024 | STORM STRUCTURE REVISIONS        |             |
| 04/08/2024 | EROSION CONTROL REVISION         |             |

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

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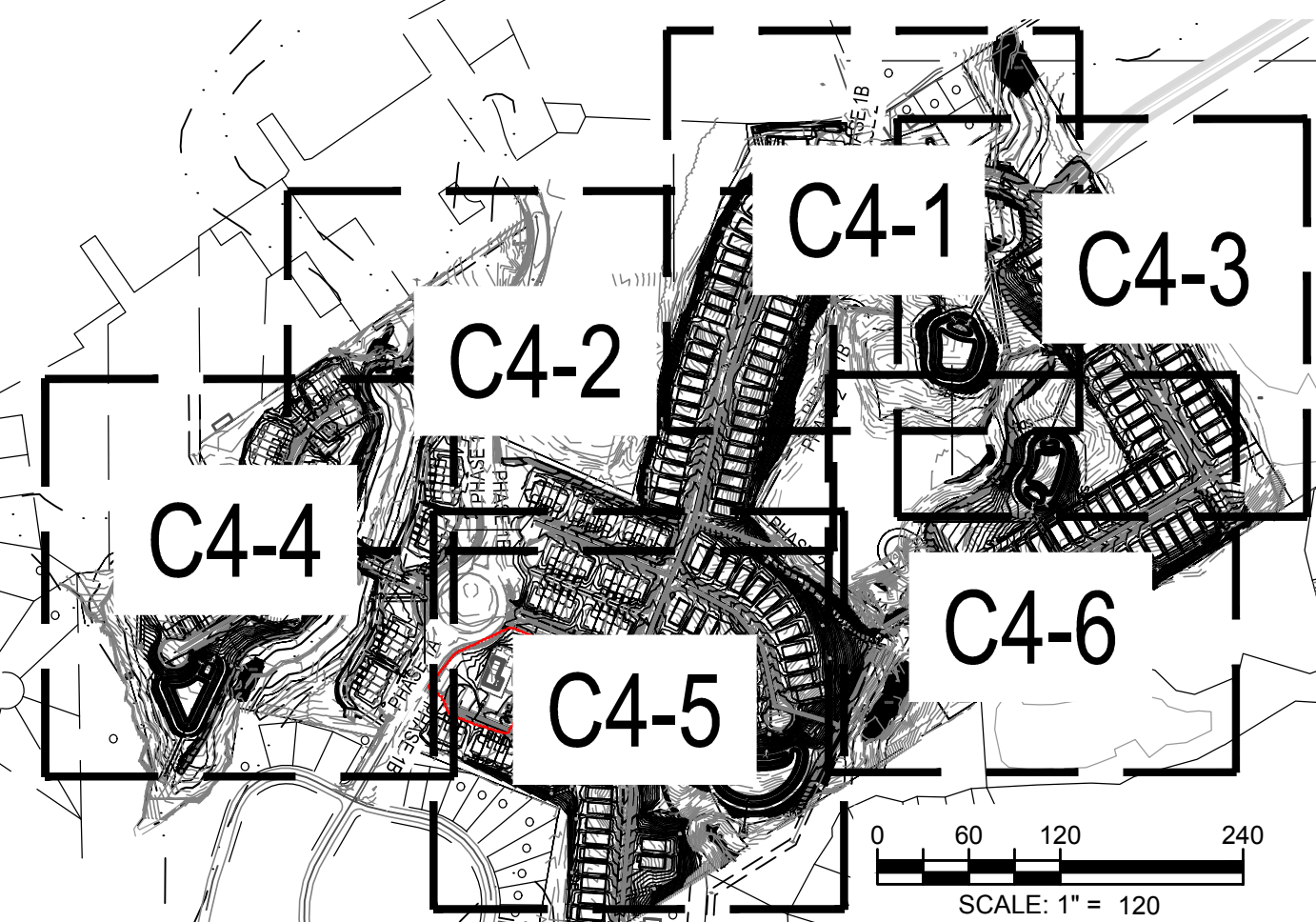
**PARKER RIDGE**  
 82 SCHOOL STREET  
 ROLESVILLE, NORTH CAROLINA / 27571

**OVERALL GRADING PLAN**

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

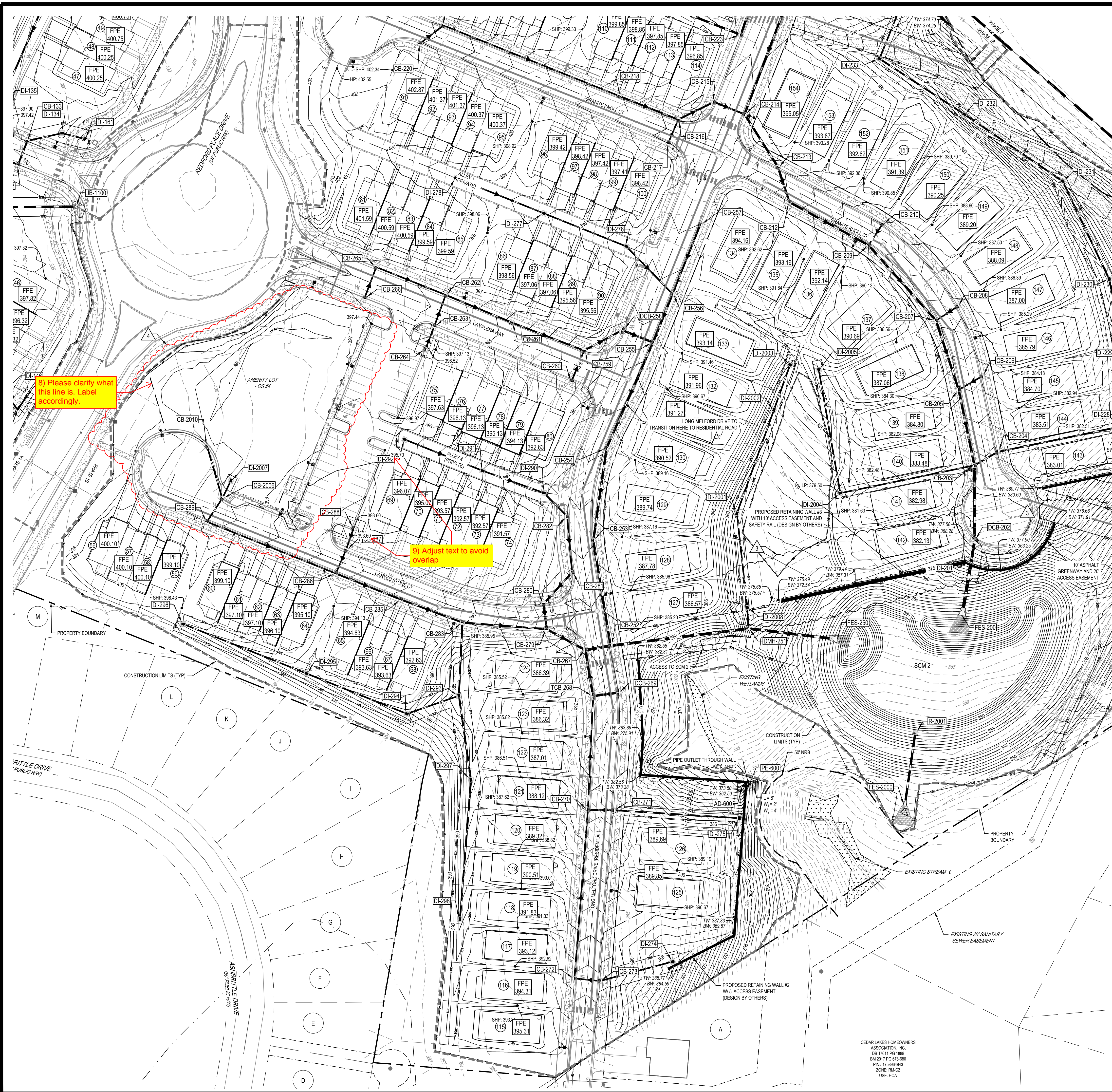
FILE NUMBER:  
8430-03  
 DATE: 12/05/2024  
**C4-0**

**MAP KEY**



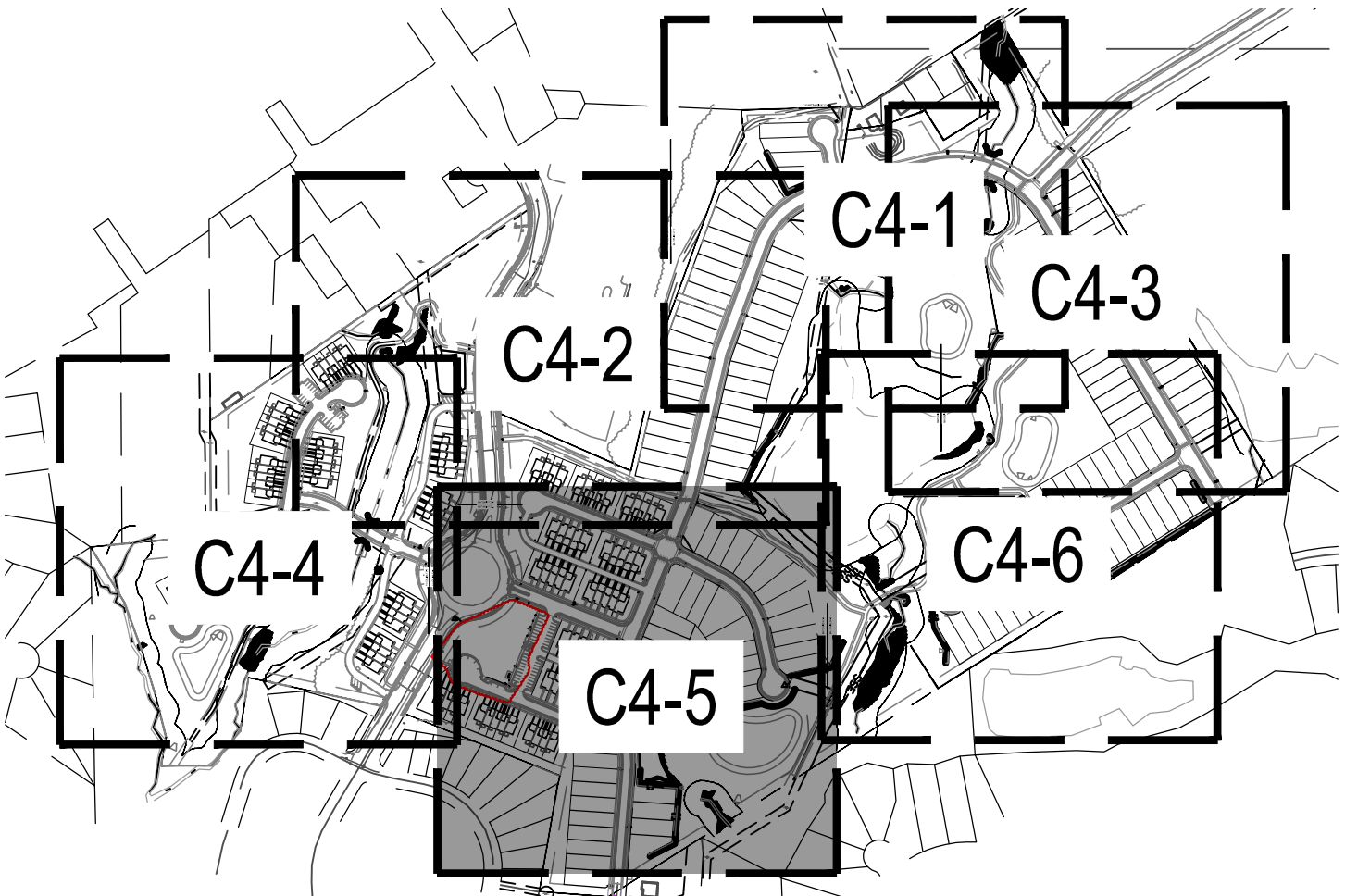
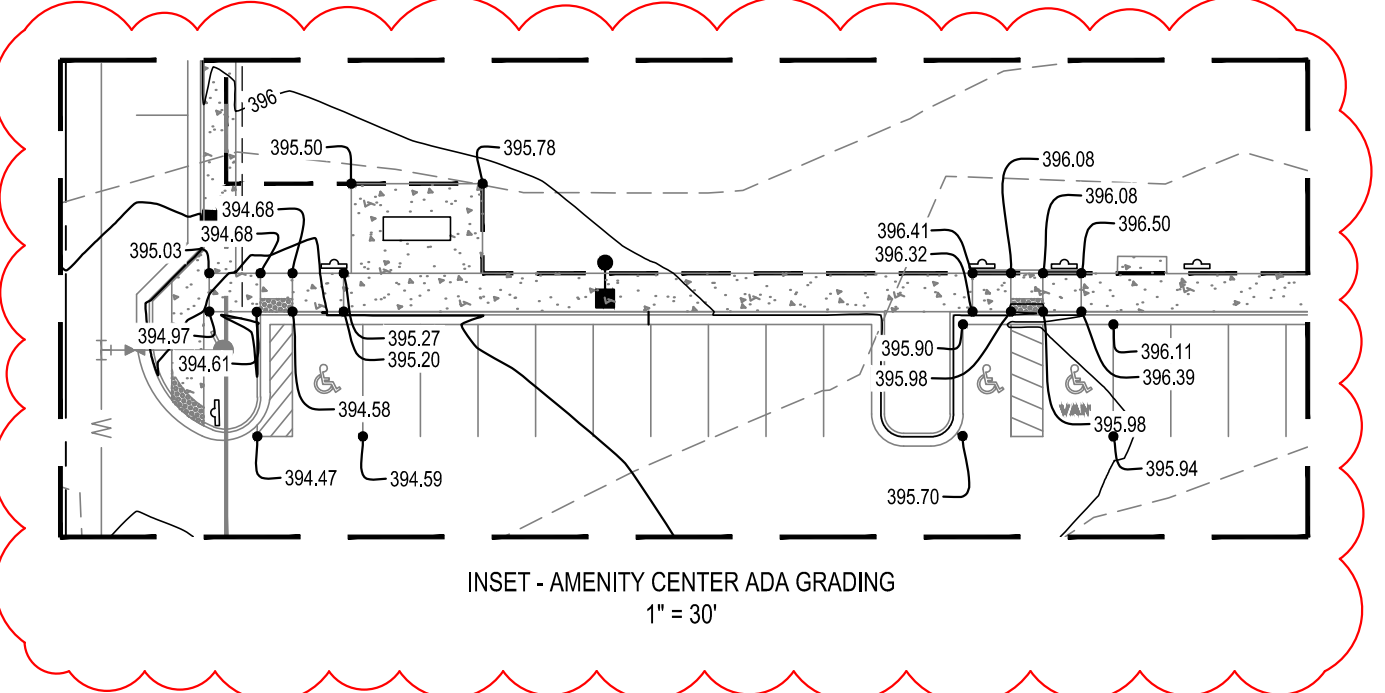
SCALE: 1" = 120'





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   |
|  | PROPOSED STEM WALL       |
|  | FINISHED PAD ELEVATION   |



|              |                                  |              |                                  |
|--------------|----------------------------------|--------------|----------------------------------|
| 11/04/2024   | AMENITY CENTER REVISIONS         | 11/04/2024   | AMENITY CENTER REVISIONS         |
| 06/06/2024   | RETAINING WALL LOCATION REVISION | 06/06/2024   | RETAINING WALL LOCATION REVISION |
| 06/04/2024   | STORM STRUCTURE REVISIONS        | 06/04/2024   | STORM STRUCTURE REVISIONS        |
| 04/08/2024   | EROSION CONTROL REVISION         | 04/08/2024   | EROSION CONTROL REVISION         |
| REV          | DATE                             | REV          | DATE                             |
| DESIGNED BY: | DF/CD                            | DESIGNED BY: | DF/CD                            |
| DRAWN BY:    | DF/JWM                           | DRAWN BY:    | DF/JWM                           |
| REVIEWED BY: | DF                               | REVIEWED BY: | DF                               |

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82 SCHOOL STREET  
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ENLARGED GRADING  
PLAN (5 OF 6)

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

FILE NUMBER:  
8430-03  
DATE: 12/05/2024  
C4-5



SCM 1

STRUCTURE DATA TABLE for SCM 1, columns: STRUCTURE NAME, RM ELEV., PIPE IN SIZE, INV. IN, INV. OUT, PIPE OUT SIZE, PIPE OUT TO NODE.

STRUCTURE DATA TABLE for SCM 1, columns: STRUCTURE NAME, RM ELEV., PIPE IN SIZE, INV. IN, INV. OUT, PIPE OUT SIZE, PIPE OUT TO NODE.

STRUCTURE DATA TABLE for SCM 1, columns: STRUCTURE NAME, RM ELEV., PIPE IN SIZE, INV. IN, INV. OUT, PIPE OUT SIZE, PIPE OUT TO NODE.

PIPE TABLE for SCM 1, columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL.

PIPE TABLE for SCM 1, columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL.

RIP RAP DISSIPATOR SUMMARY TABLE with columns: OUTLET, MEDIAN STONE DIAMETER (D50), MINIMUM APRON LENGTH, WIDTH AT PIPE, WIDTH AT END, MAX STONE DIAMETER, APRON THICKNESS.

- STORM STRUCTURE NOTES: FES = FLARED END SECTION, DI = GRATED YARD INLET, CB = CATCH BASIN, DCB = DOUBLE CATCH BASIN, TCB = TRIPLE CATCH BASIN, HW = HEADWALL, PE = PIPE END.

- 1. ALL YARD INLETS SHALL HAVE 4"x4" INSIDE DIMENSION UNLESS OTHERWISE NOTED. 2. RM ELEVATION GIVEN FOR DI IS FLOW LINE. 3. RM ELEVATION GIVEN FOR YI IS FLOW LINE, NOT TOP OF SLAB. 4. RM ELEVATION GIVEN FOR CB IS TOP OF CURB, NOT FLOW LINE. 5. PIPE LENGTH INCLUDES FES LENGTH.

NOTE: HP STORM (POLYPROPYLENE) PIPE THAT EXCEEDS OR MEETS ASTM F2818 AND AASHTO M330 MAY BE USED IN LIEU OF RCP IN ALL AREAS EXCEPT SCM OUTLET PIPE.

SCM 2

STRUCTURE DATA TABLE for SCM 2, columns: STRUCTURE NAME, RM ELEV., PIPE IN SIZE, INV. IN, INV. OUT, PIPE OUT SIZE, PIPE OUT TO NODE.

STRUCTURE DATA TABLE for SCM 2, columns: STRUCTURE NAME, RM ELEV., PIPE IN SIZE, INV. IN, INV. OUT, PIPE OUT SIZE, PIPE OUT TO NODE.

STRUCTURE DATA TABLE for SCM 2, columns: STRUCTURE NAME, RM ELEV., PIPE IN SIZE, INV. IN, INV. OUT, PIPE OUT SIZE, PIPE OUT TO NODE.

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PIPE TABLE for SCM 2, columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL.

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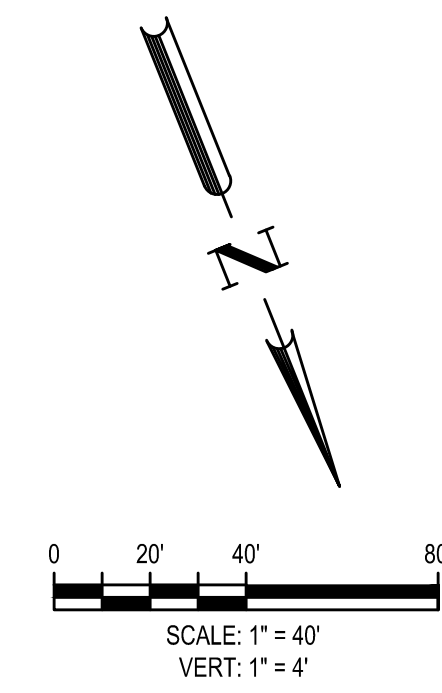
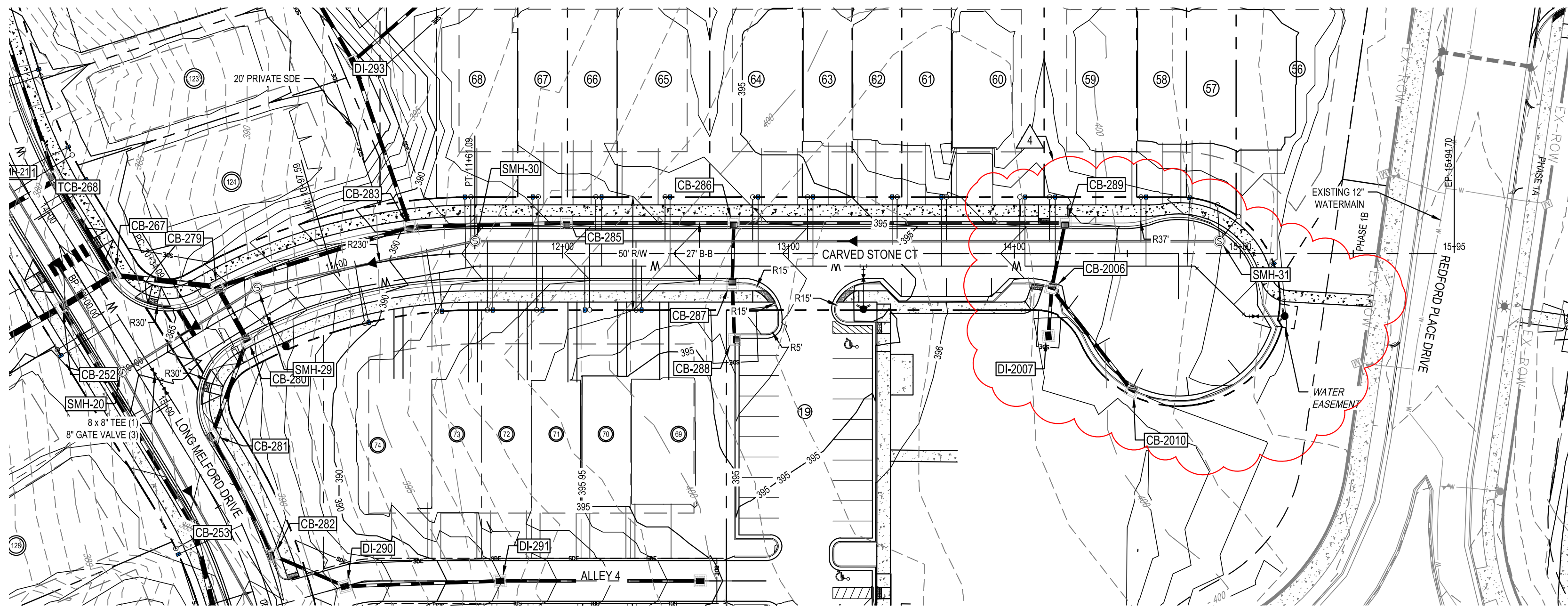
PIPE TABLE for SCM 2, columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL.

1) With next submittal, provide updated calculation sheets to reflect revision updates. - Provide updated DA map with new structures - Provide HGLs for new pipes - Ensure all Impervious areas are updated (plans and calculations) Wake County to review impervious added for pond calculations.

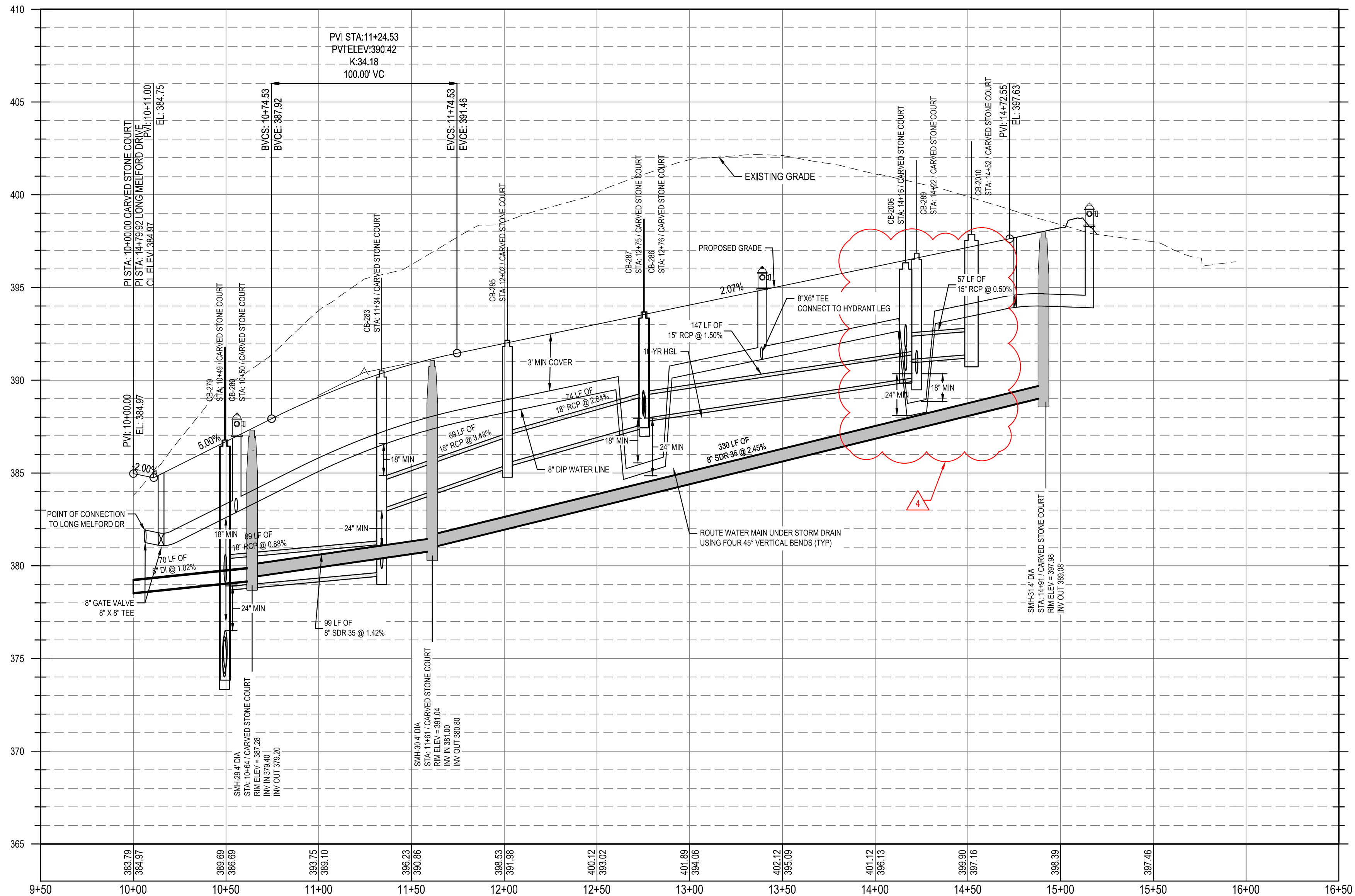
Project information including: AMENITY CENTER REVISIONS, RETAINING WALL LOCATION REVISION, STORM STRUCTURE REVISIONS, EROSION CONTROL REVISION, DESIGNER: DFC/D, DRAWN BY: DFW/JWM, REVIEWED BY: DF, Lennar Corporation logo, Parker Ridge logo, Storm Sewer Table (1 of 2), File Number: 8430-03, Date: 12/05/2024, C4-7.







CARVED STONE COURT  
STA: 9+50.00 TO STA:16+50.00



**Public Water Distribution / Extension System**  
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**Public Sewer Collection / Extension System**  
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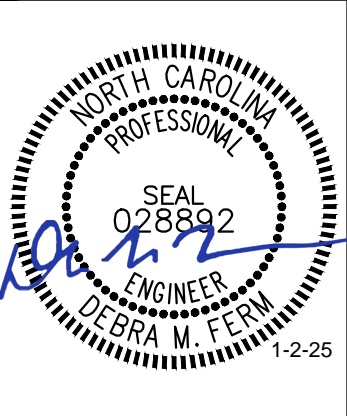
DESIGNED BY: DF/CD  
DRAWN BY: DF/JWM  
REVIEWED BY: DF

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

**CARVED STONE CT PLAN AND PROFILE**



FILE NUMBER:  
8430-03  
DATE: 12/05/2024

C6-0