ROLESVILLE CROSSING

1801 ROLESVILLE RD ROLESVILLE, NC 27587

AMENITY CENTER (OS 1006 & OS 1007) SITE DEVELOPMENT PLAN

PROJECT NUMBER: LEN2026 SDP-24-06

DATE: JULY 1, 2024

SITE DATA

TOTAL PROJECT AREA: 90.65 AC AFTER R/W DEDICATION

16,463 SF - PARKING LOT & MAIL KIOSK (APPROVED UNDER SEPARATE COVER CD 21-08)

1100 PERIMETER PARK DRIVE, SUITE 112

MORRISVILLE, NC 27560 HEARTHSTONE INC

CALABASAS CA 91302

BUFFALOE CREEK

ONE STORY 21'-6"

1,958 SF 1 DU/AC

23975 PARK SORRENTO STE 220

1767-48-3143; 1767-58-6083

AMENITY AREA (OS 1006): 21,215 SF PARKING LOT (OS 1007): 22,523 SF TOTAL AMENITY SITE: 43,738 SF / 1.00 AC

RESIDENTIAL/AMENITY & PARKING

RESIDENTIAL/AMENITY & PARKING

11,164 SF - CLUBHOUSE & POOL

ADDITIONAL VISITOR SPOTS PROVIDED: 34 TOTAL PARKING SPACE PROVIDED: 40

(APPROVED UNDER SEPARATE COVER CD-21-08)

DEVELOPER:

WATERSHED:

RIVER BASIN:

PROJECT LAND AREA:

EXISTING ZONING: PROPOSED ZONING: CURRENT USE

PROPOSED USE:

PARKING DATA:

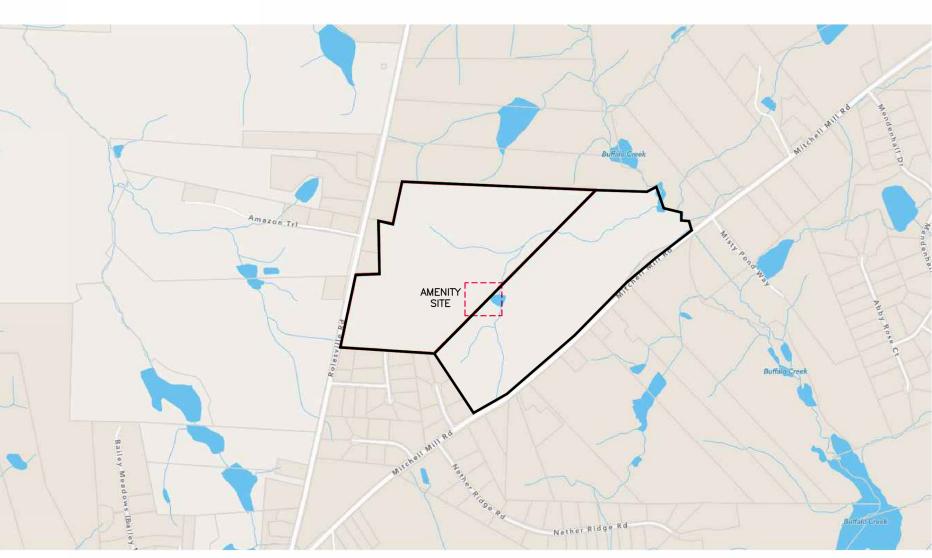
TREE COVERAGE: BUILDING HEIGHT:

BUILDING AREA:

CURRENT IMPERVIOUS:

PROPOSED IMPERVIOUS

PIN NUMBERS (ENTIRE SITE):







SDP-24-06 / Site Development Plan / Rolesville **Crossing Amenity Center**

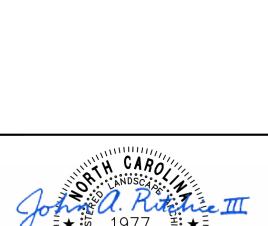
APPROVED

Date: April 18, 2025

Town of Rolesville Planning Department

SHEET INDEX

C0.00	COVER SHEET
C1.00	OVERALL SUBDIVISION PLAN
C1.01	AMENITY EXISTING CONDITION
C2.00	AMENITY HARDSCAPE PLAN
C3.00	AMENITY GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C4.00	AMENITY UTILITY PLAN
C4.01	AMENITY UTILITY PLAN
C8.00	SITE AND UTILITY DETAILS
C8.01	SITE DETAILS
L5.00	AMENITY LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES AND DETAILS
L6.00	AMENITY LIGHTING PLAN



MCADAMS

621 Hillsborough Street

Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

1100 PERIMETER PARK DRIVE, SUITE 112

LENNAR®

CONTACT

JACK RITCHIE

CLIENT

ERIC BLOCHER

ritchie@mcadamsco.com PHONE: 404.642.6153

MORRISVILLE, NC 27560

eric.blocher@lennar.com

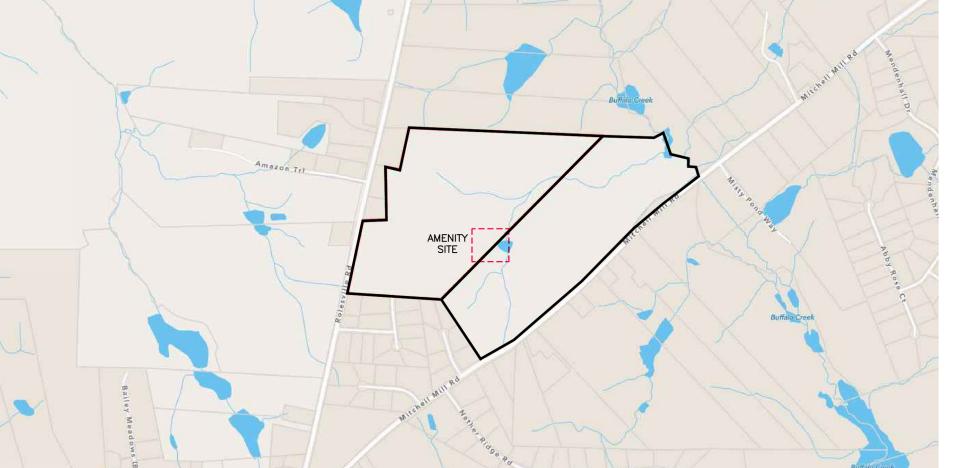
REVISIONS

NO. DATE 1 09.03.2024 REVISED PER TOWN COMMENTS

2 12.02.2024 REVISED PER TOWN COMMENTS 3 01. 28. 2025 REVISED PER TOWN COMMENTS

SITE DEVELOPMENT **PLAN FOR:**

> ROLESVILLE CROSSING **AMENITY CENTER** ROLESVILLE, NC 27587 PROJECT NUMBER: LEN23026



VICINITY MAP

N.T.S.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT **APPROVED** EROSION CONTROL X SEC- 069098-2021 STORMWATER MGMT.□SWF-FLOOD STUDY \square SWF-DATE 04/24/2025 Elizabeth Powell ENVIRONMENTAL CONSULTANT SIGNATURE





The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603

phone 919. 361. 5000 fax 919. 361. 2269

license number: C-0293, C-187

www.mcadamsco.com

CLIENT

LENNAR

1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560



SSING



REVISIONS

NO. DATE

1 09.03.2024 REVISED PER TOWN COMMENTS 2 12.02.2024 REVISED PER TOWN COMMENTS

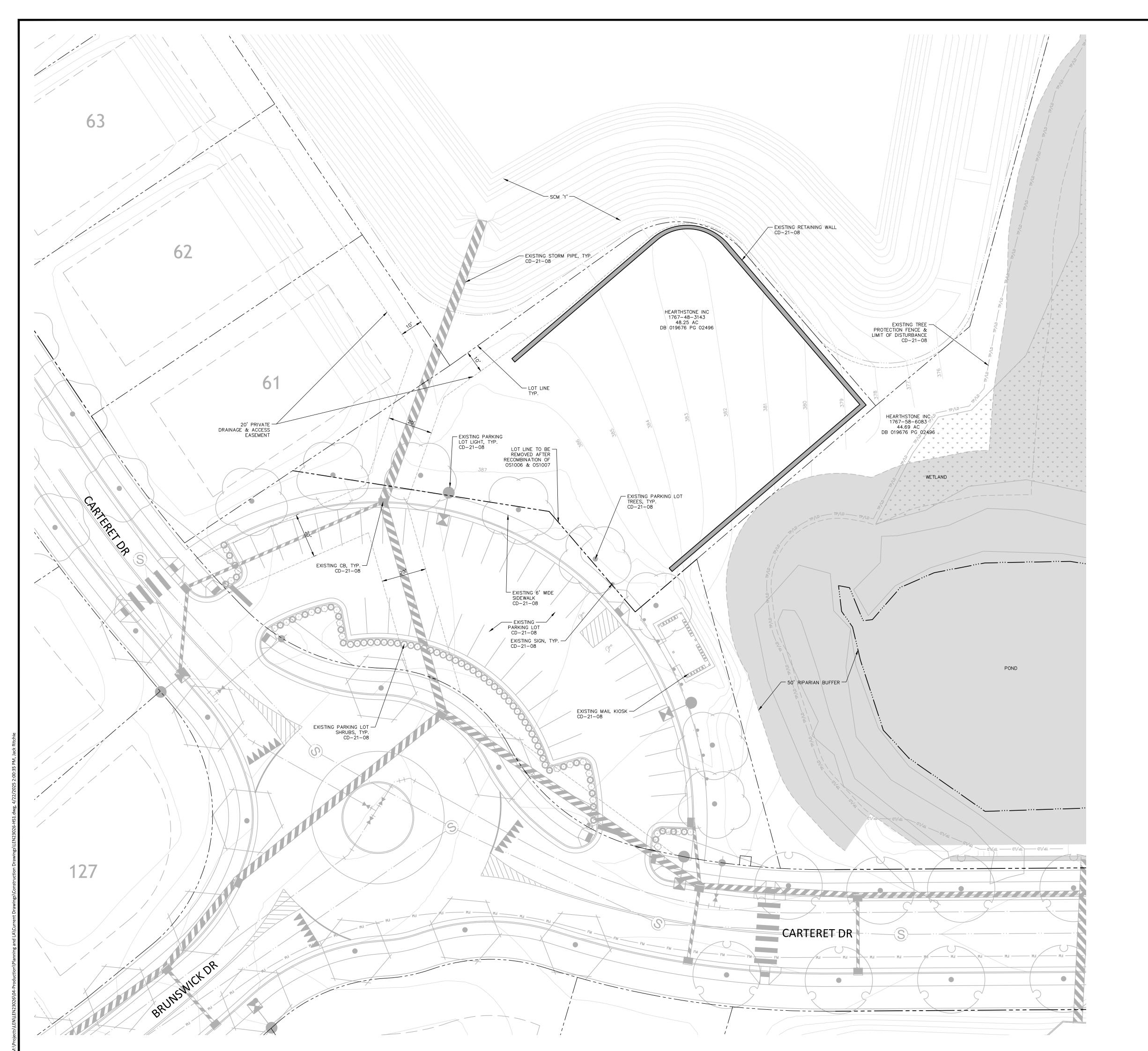
PLAN INFORMATION

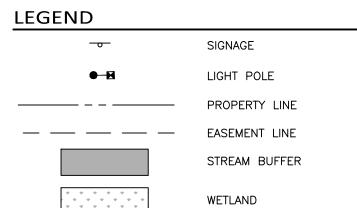
PROJECT NO. LEN23026 FILENAME LEN23026-HS1 CHECKED BY JAR DRAWN BY SCALE

DATE SHEET

OVERALL SUBDIVISION PLAN

07.01.2024







McAdam

The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

LENNAR 1100 PERIMETER

1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560



AMENITY CENTER
SITE DEVELOPMENT PLAN
1801 ROLESVILLE RD



REVISIONS

NO DA

NO. DATE
1 09.03.2024 REVISED PER TOWN COMMENTS
2 12.02.2024 REVISED PER TOWN COMMENTS

3 01.28.2025 REVISED PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN23026
FILENAME LEN23026-HS1
CHECKED BY JAR
DRAWN BY SMA
SCALE 1" = 20'

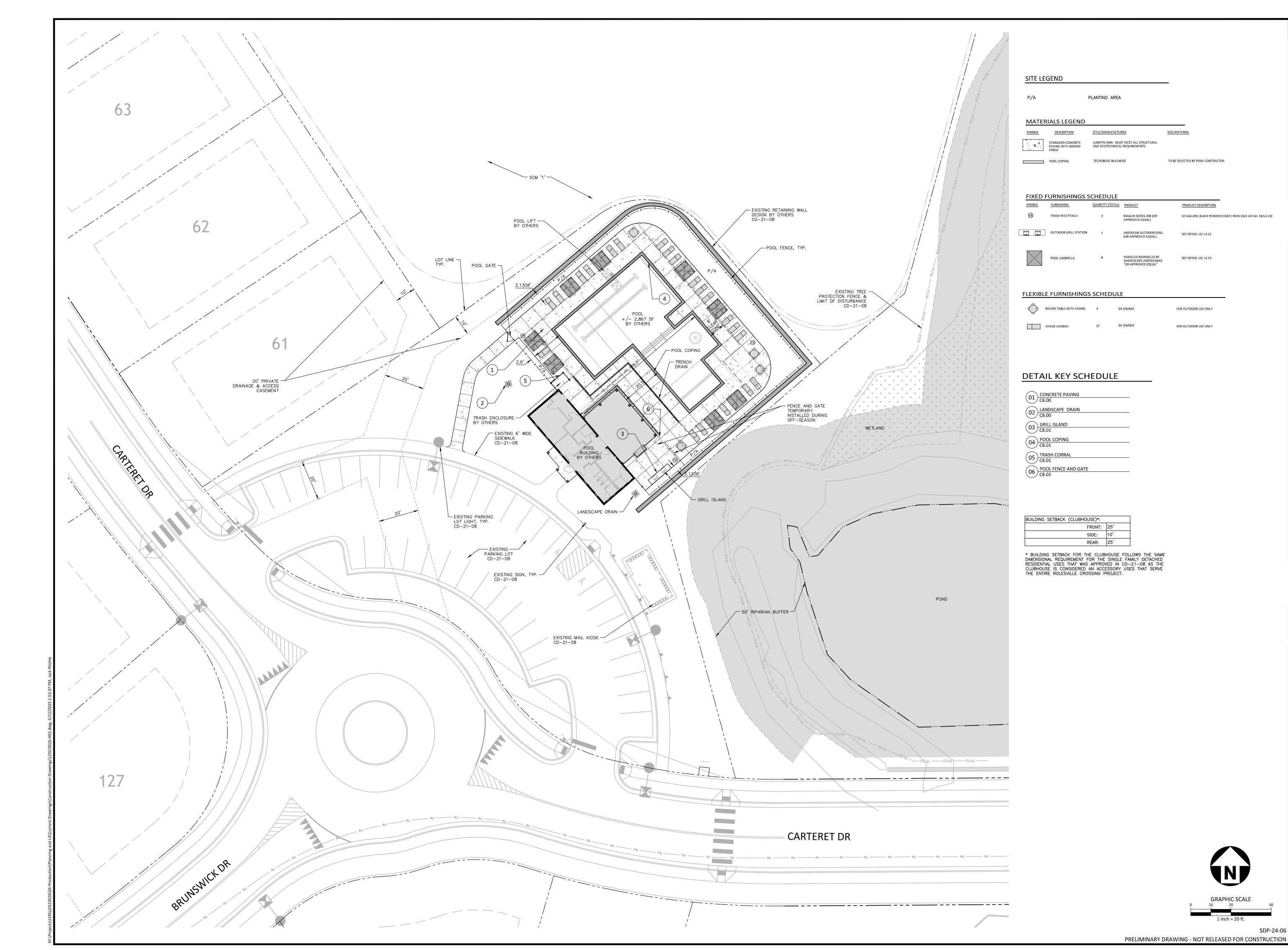
DATE
SHEET

AMENITY EXISTING CONDITION

07.01.2024

C1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





McAdams

The John R. McAdams Company, Inc. 621 Hillsborough Street

621 Hillsborough Street Suite 500 Raleigh, NC 27603

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

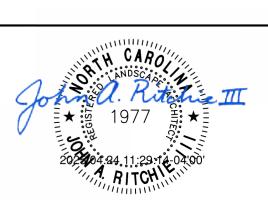
CLIENT

ENNAR

1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560



AMENITY CENTER
SITE DEVELOPMENT PLAN
1801 ROLESVILLE RD



REVISIONS

NO. DATE

NO. DATE
1 09.03.2024 REVISED PER TOWN COMMENTS
2 12.02.2024 REVISED PER TOWN COMMENTS

3 01.28.2025 REVISED PER TOWN COMMENTS

PLAN INFORMATION

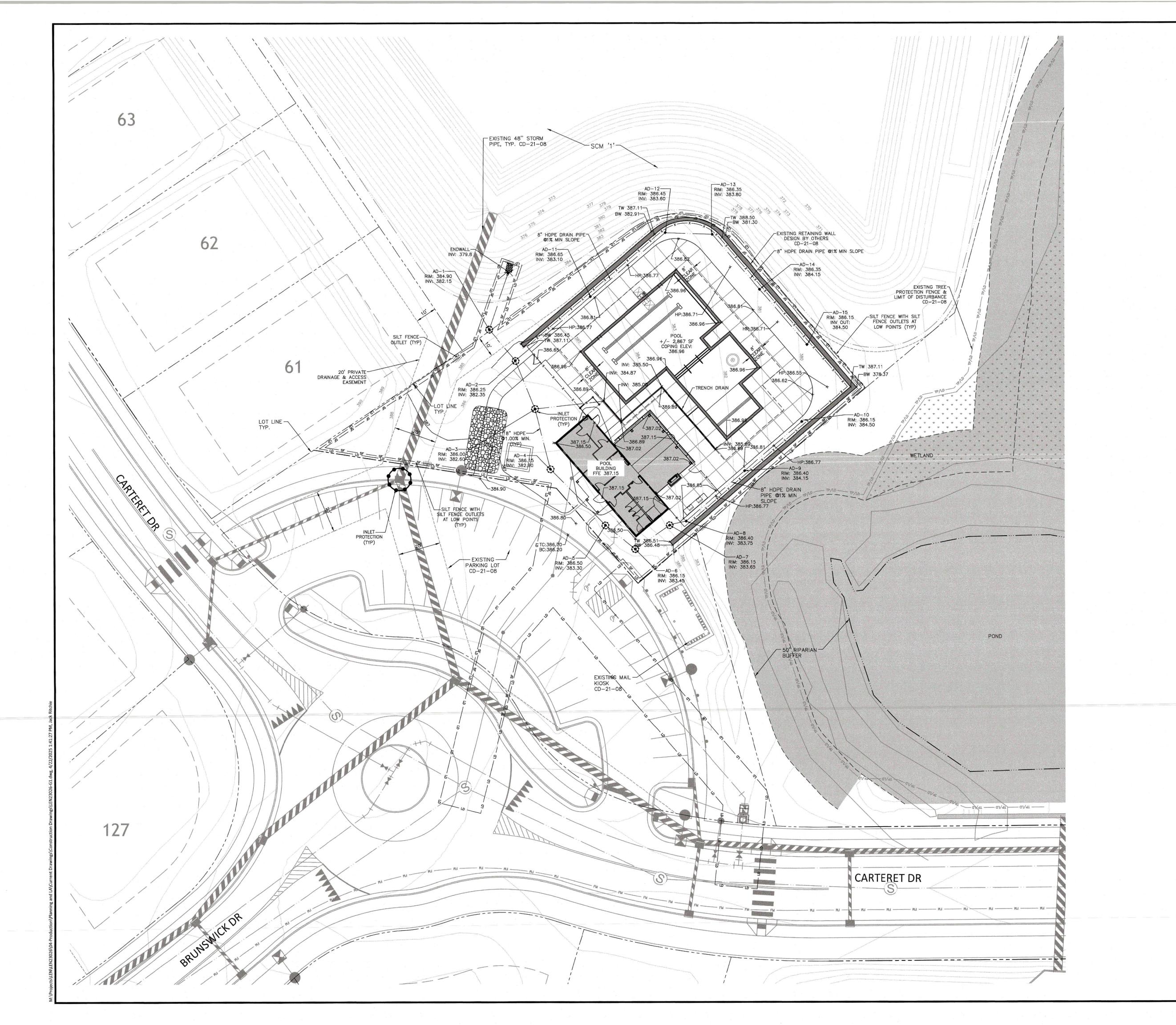
PROJECT NO. LEN23026
FILENAME LEN23026-HS1
CHECKED BY JAR
DRAWN BY SMA
SCALE 1" = 20'

DATE
SHEET

AMENITY HARDSCAPE PLAN

07.01.2024

C2.00



GRADING AND EROSION CONTROL LEGEND

FLARED END SECTION
DROP INLET

STORM SERVICE INLET

TC: 386.50
BC: 386.00
TOP & BOTTOM CURB ELEVATION

TW=386.50
TOP OF WALL FLEVATION

TW=386.50 TOP OF WALL ELEVATION
BW=381.00 BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND
ELEVATION NOT WALL FOUNDATION)

+ 250.60 SPOT ELEVATION

STORM DRAINAGE

STORM SERVICE LINE

LIMITS OF DISTURBANCE

SF — SF — SF — SILT FENCE

SF SF SF SILT FENCE

WOODED AREA

380 PROPOSED MAJOR CONTOUR

382 PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

282 EXISTING MINOR CONTOUR

MASS GRADING MINOR CONTOUR

INLET PROTECTION

INLET PROTECTION

FOR EXISTING STRUCTURES

— SF — SF — SILT FENCE

— LD — LD — LIMITS OF DISTURBANCE

McAdams

The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269

www.mcadamsco.com

license number: C-0293, C-187

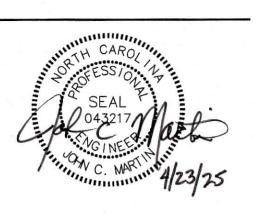
CLIENT

LENNAR

1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560



AMENITY CENTER
SITE DEVELOPMENT PLAN
1801 ROLESVILLE RD
ROLESVILLE, NC 27587



REVISIONS

NO. DATE

 NO.
 DATE

 1
 09.03.2024
 REVISED PER TOWN COMMENTS

 2
 12.02.2024
 REVISED PER TOWN COMMENTS

3 01.28.2025 REVISED PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN23026

FILENAME LEN23026-G1

CHECKED BY JCM

DRAWN BY LWC

SCALE 1" = 20'

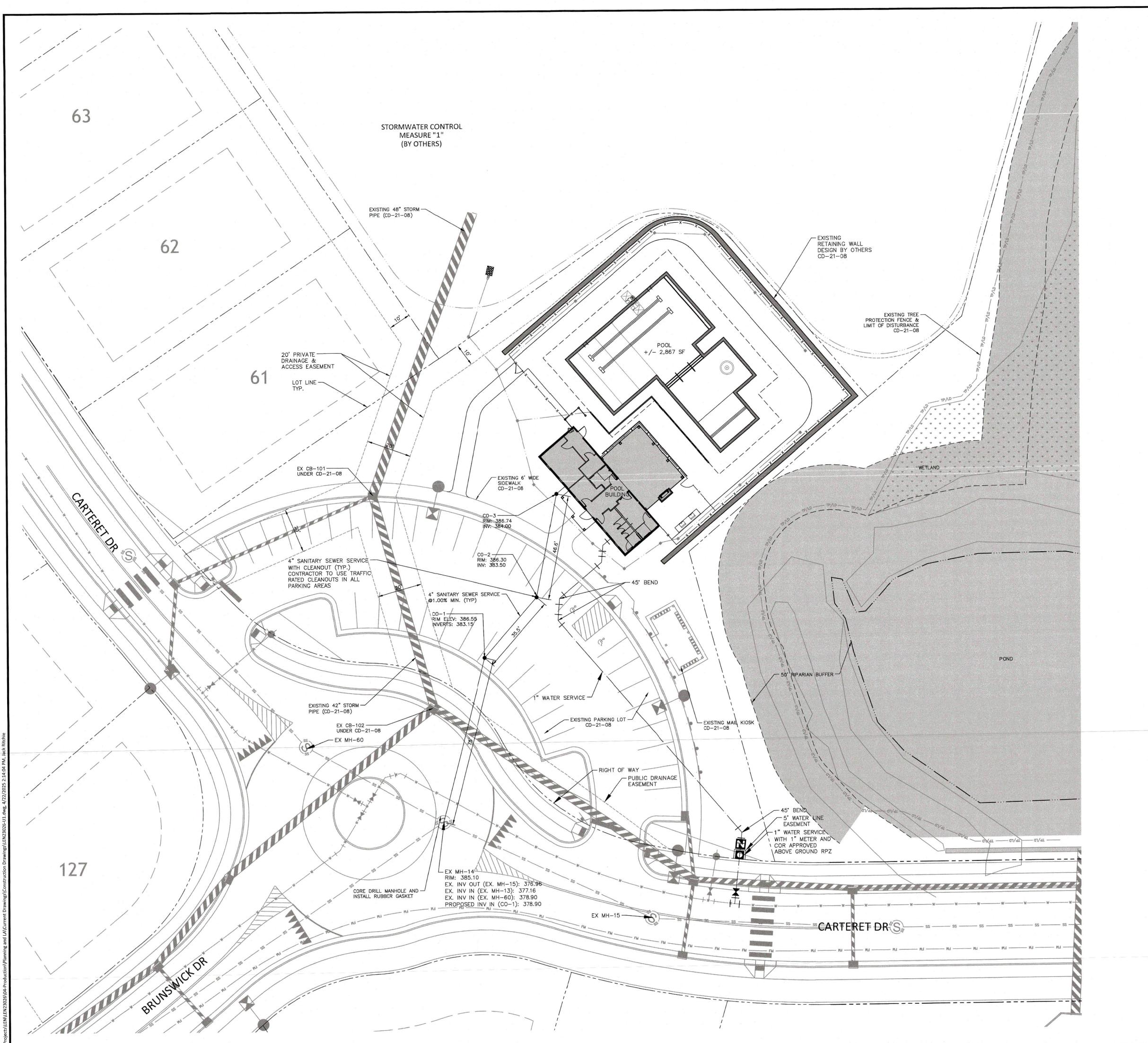
DATE 07.01.2024

SHEET

AMENITY GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SDP-24-06 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF ROLESVILLE ENGINEERING AND CONSTRUCTION STANDARDS.



UTILITY LEGEND

WATER METER WATER VALVE

BACKFLOW PREVENTER

SANITARY SEWER MANHOLE SEWER CLEAN-OUT SEWER FLOW DIRECTION WATER SERVICE LINE

SEWER SERVICE LINE

---- EASEMENT LINE

NOTES:

1) WHERE DISCHARGE TO THE STORM SEWER IS NOT POSSIBLE AND A SWIMMING POOL IS CONNECTED TO THE SANITARY SEWER SYSTEM FOR THE PURPOSES OF DRAINING OR FLUSHING THE POOL/FOUNTAIN OR BACKWASHING THE FILTERS, THE DRAINAGE SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRUCTURE SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GPM

The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603

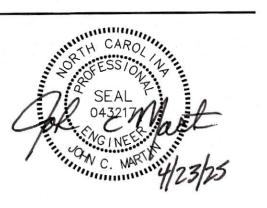
phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

LENNAR 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560





REVISIONS

1 09.03.2024 REVISED PER TOWN COMMENTS 2 12.02.2024 REVISED PER TOWN COMMENTS 3 01.28.2025 REVISED PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN23026 FILENAME

LEN23026-U1 CHECKED BY DRAWN BY SCALE 1" = 20'

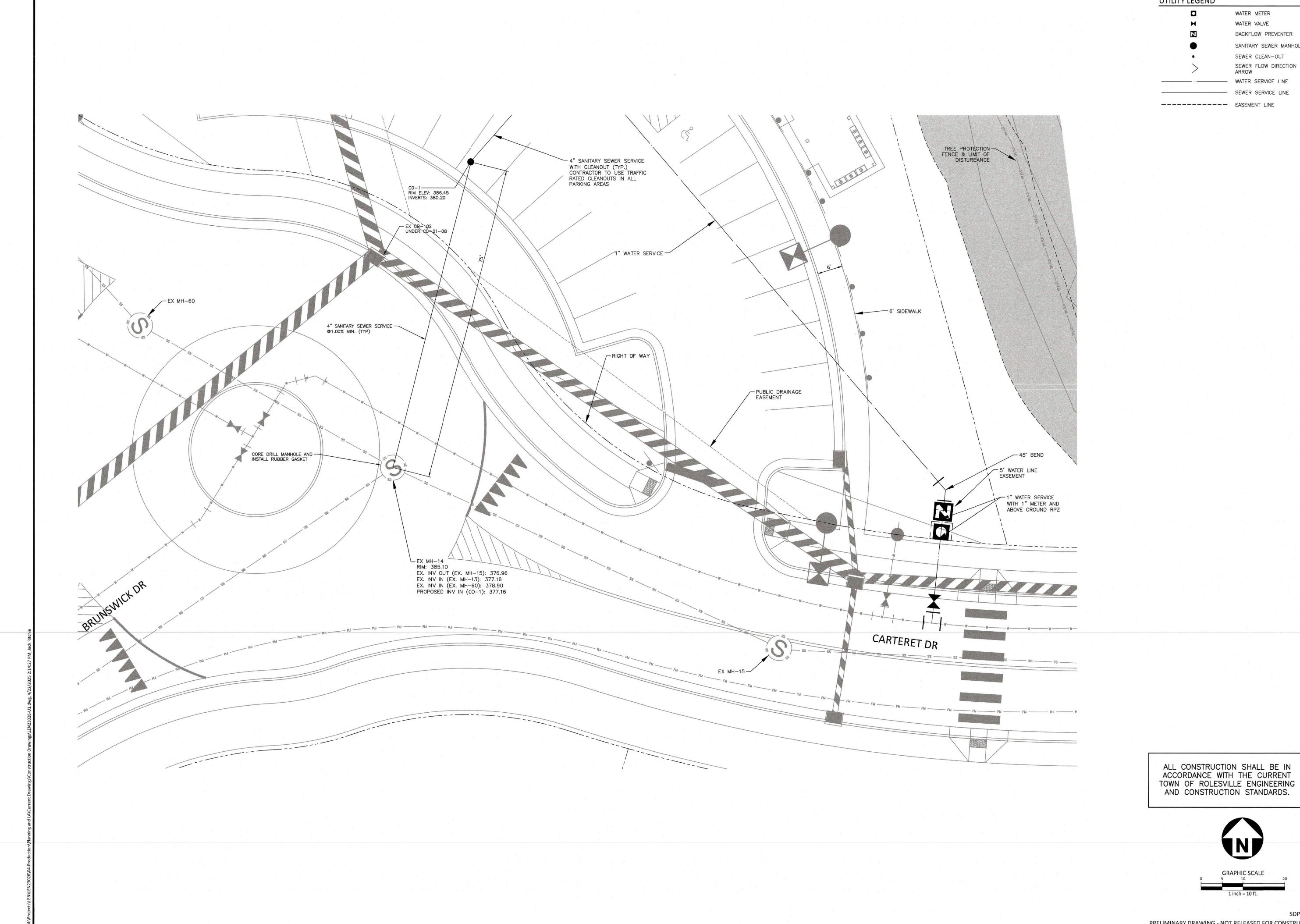
07.01.2024 DATE SHEET

AMENITY UTILITY PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF ROLESVILLE ENGINEERING

AND CONSTRUCTION STANDARDS.



UTILITY LEGEND

ILIT LLOLIND					
		WATER METER			
	H	WATER VALVE			
	N	BACKFLOW PREVENTER			
		SANITARY SEWER MANHOLE			
	•	SEWER CLEAN-OUT			
	>	SEWER FLOW DIRECTION ARROW			
		- WATER SERVICE LINE			

--- SEWER SERVICE LINE



The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

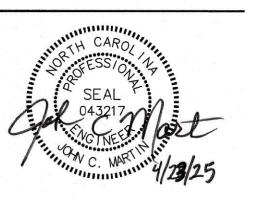
www.mcadamsco.com

CLIENT

LENNAR

1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560

LENNAR®



REVISIONS

1 09.03.2024 REVISED PER TOWN COMMENTS 2 12.02.2024 REVISED PER TOWN COMMENTS 3 01.28.2025 REVISED PER TOWN COMMENTS

PLAN INFORMATION

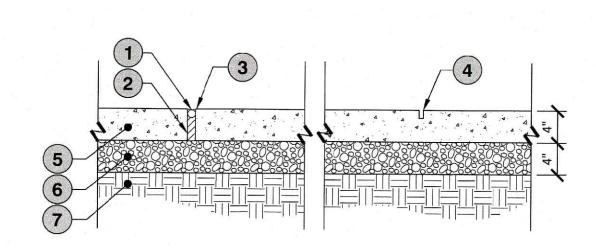
PROJECT NO. LEN23026 **FILENAME** CHECKED BY JAR **DRAWN BY**

SCALE 1" = 10' DATE 07.01.2024

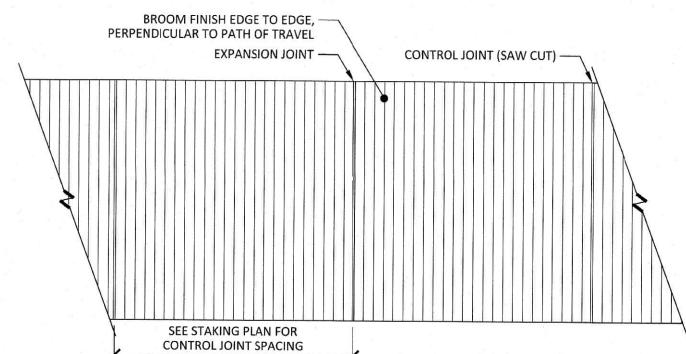
SHEET

AMENITY UTILITY PLAN -SHEET 2 OF 2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- 1 BACKER ROD (STRAIGHT JOINTS ONLY)
- 2 SEAL PREFORMED FIBER EXPANSION JOINT WITH COLORED JOINT SEALANT/CAULK. COLOR SHALL MATCH ADJACENT CONCRETE AND BE APPROVED BY OWNER'S REPRESENTATIVE
- 3 TOOLED EDGE (1/8" RADIUS)
- 4 SCORE JOINT (TYP) SAW CUT MINIMUM 1/4 DEPTH OF PAVEMENT
- 5 ADJACENT PAVING OR VERTICAL SURFACE
- 6 COMPACTED BASE COURSE MEETING STRUCTURAL AND GEOTECHNICAL REQUIREMENTS
- 7 COMPACTED SUBGRADE MEETING GEOTECHNICAL AND STRUCTURAL REQUIREMENTS



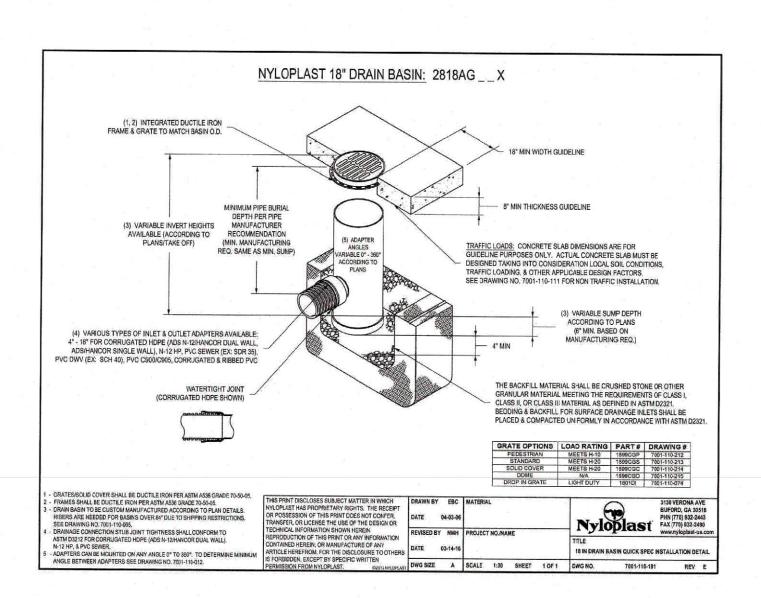
- EXPANSION JOINTS SHALL BE INSTALLED WHERE CONCRETE PAVEMENT ABUTS ALL VERTICAL SURFACES INCLUDING BUT NOT LIMITED TO ALL BUILDINGS, STRUCTURES, STAIRS, CURBS, COLUMNS, WALLS, LIGHT POLES, ETC.
- 2. WHERE WALK ABUTS RIGID STRUCTURE, JOINT SHALL BE WATERTIGHT.
- 3. PROVIDE EXPANSION JOINTS @ 30' O.C. MAX UNLESS OTHERWISE SHOWN/ REQUIRED. (SEE MATERIALS & STAKING PLAN)
- CONTROL JOINT SPACING SHALL BE EQUAL TO SIDEWALK WIDTH BUT IN NO INSTANCE EXCEED 6' SEE MATERIALS & STAKING PLAN FOR ALL OTHER JOINT SPACING
- 5. SAW CUT TO A MIN. 1/4 DEPTH OF PAVEMENT. CONTRACTOR TO CLOSELY COORDINATE LOCATIONS AND DESIGNS PRIOR TO AND DURING CONSTRUCTION.
- 6. ALL CONCRETE SHALL BE 3,000 PSI UNLESS

OTHERWISE REQUIRED BY PROJECT SPECIFICATIONS.

- CONCRETE AND BASE DEPTH TO BE VERIFIED BY GEOTECHNICAL ENGINEER. DEPTHS MAY BE MODIFIED TO MEET ALL LOADING REQUIREMENTS.
- REINFORCEMENT.
- 9. REFER TO DETAILED LAYOUT PLAN FOR SIDEWALK LOCATIONS, TYPES AND WIDTHS.
- JOINT LOCATIONS AND SPACING.
- 11. USE THIS DETAIL FOR TYPICAL JOINT SPACING WHEN NO SPECIFIC JOINT SPACING IS INDICATED ON PLANS.
- 12. MAXIMUM SIDEWALK CROSS-SLOPE IS 2%.

- REFER TO STRUCTURAL FOR CONCRETE
- 10. REFER TO DETAILED LAYOUT PLAN FOR SPECIFIC

01 TYPICAL CONCRETE SIDEWALK SCALE: 1" = 1'-0"

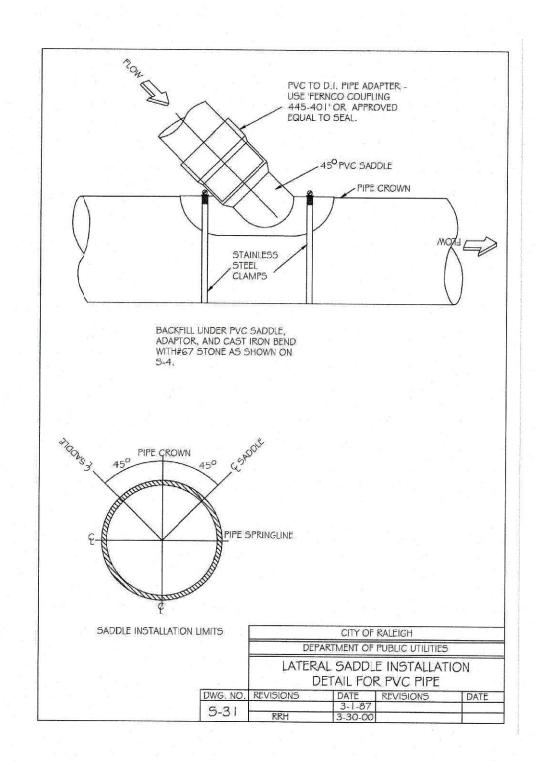


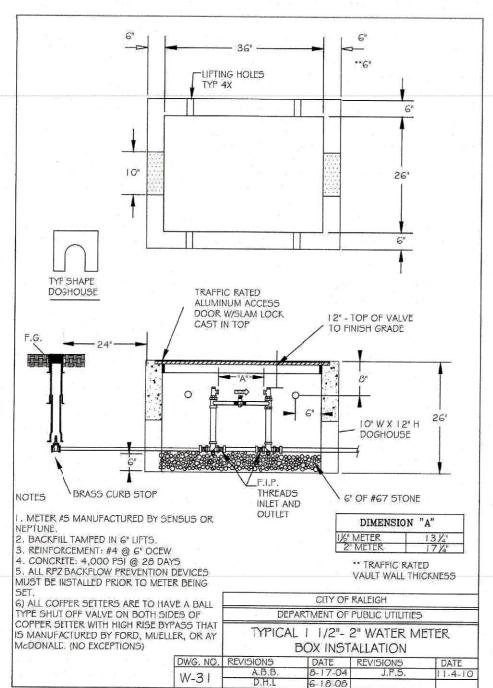
- DECORATIVE STONE 6" THICK DOME GRATE (SEE NOTE 1) - DRILL 1/2" HOLES EVERY 3" AROUND INLET PERIMETER NON-WOVEN FILTER FABRIC SEPARATOR

1. SEE MATERIAL & PLANTING SCHEDULE FOR GRATE INFO FOLLOW MANUFACTURERS GUIDELINES FOR MATERIAL REQUIREMENTS AND INSTALLATION METHODS.

3. SEE GRADING PLAN FOR ALL GRATE AND PIPE SIZES

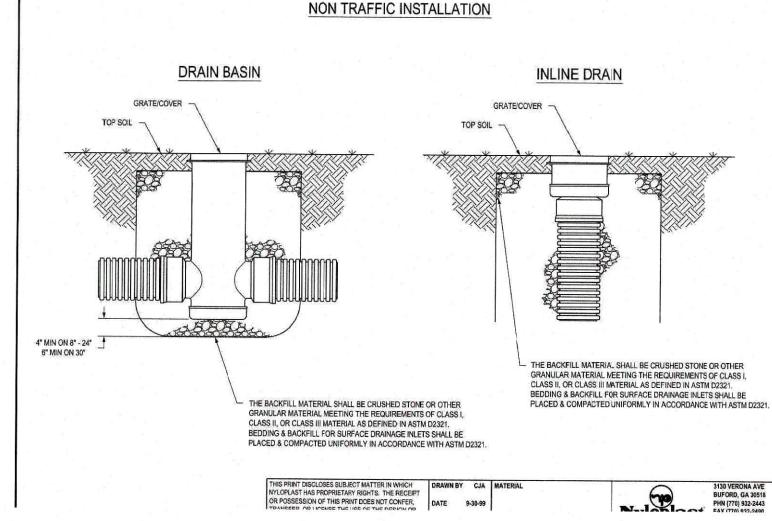
02 LANDSCAPE DRAIN INLET WITH DOME GRATE SCALE: 1" = 1'-0"

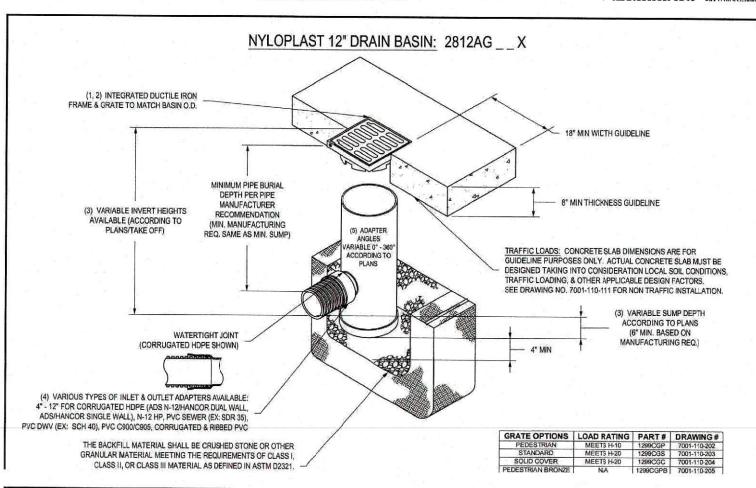


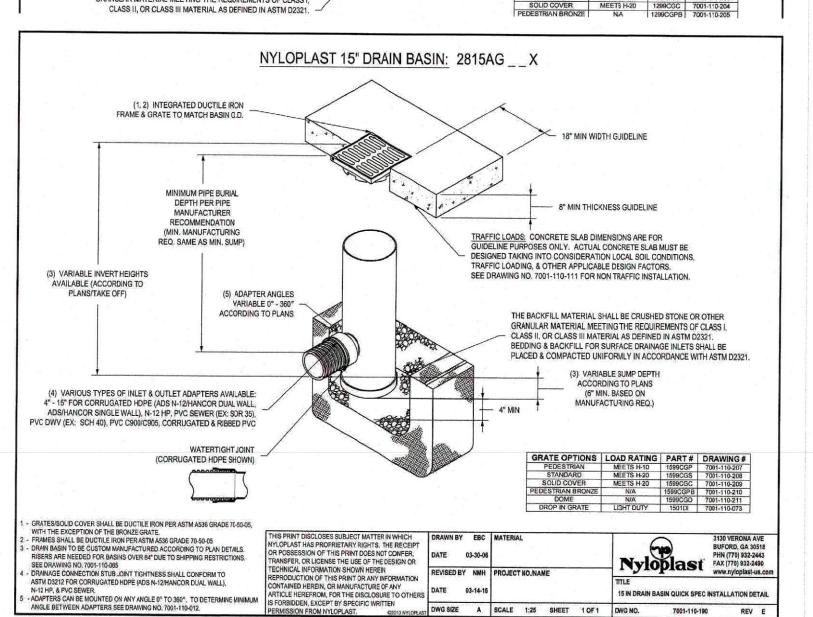


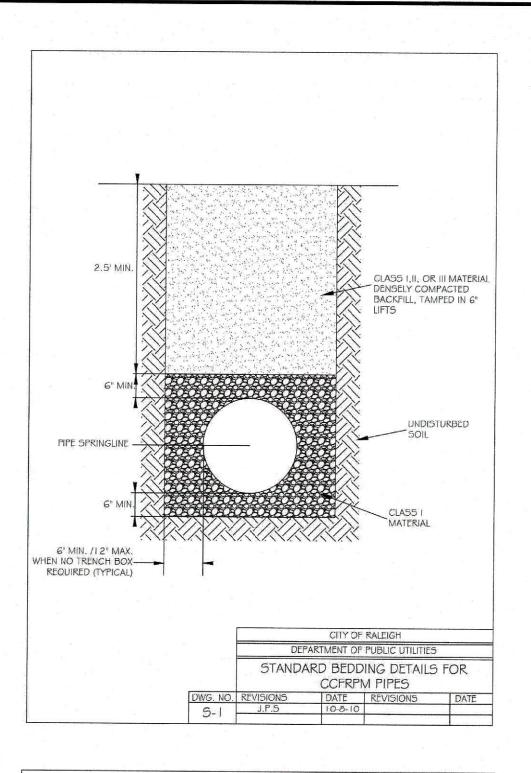
Section 2721 **Engineered Surface Drainage Products** PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal. The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a waterlight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454. The grates and frames furnished for all surface drainage inlets shall be ductile iron for sizes 8", 10", 12", 15", 18", 24" and 30" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black. The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in <u>ASTM D2321</u>. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with <u>ASTM D2321</u>. The drain basin b grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

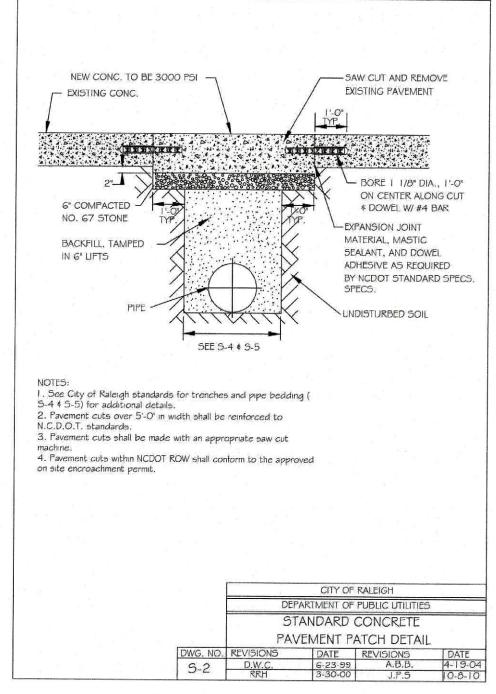
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH
NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT
OR POSSESSION OF THIS PRINT DOES NOT CONFER,
TOANSEED OF LICENSE THE INFER OF THE DESIGN OF











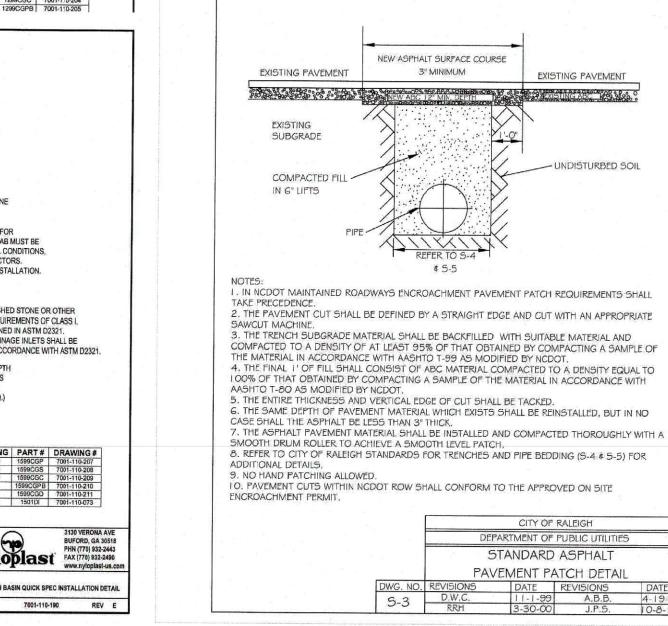
NEW ASPHALT SURFACE COURSE 3" MINIMUM

NDISTURBED SOI

DEPARTMENT OF PUBLIC UTILITIES

STANDARD ASPHALT PAVEMENT PATCH DETAIL

FILEHVINANT DIMAVVING - NOT RELEASED FOR CONSTRUCTION





fax 919. 361. 2269 license number: C-0293, C-187

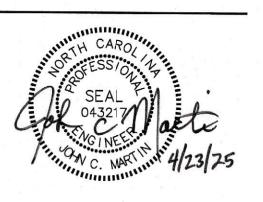
CLIENT

LENNAR 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560



www.mcadamsco.com

SIN



REVISIONS

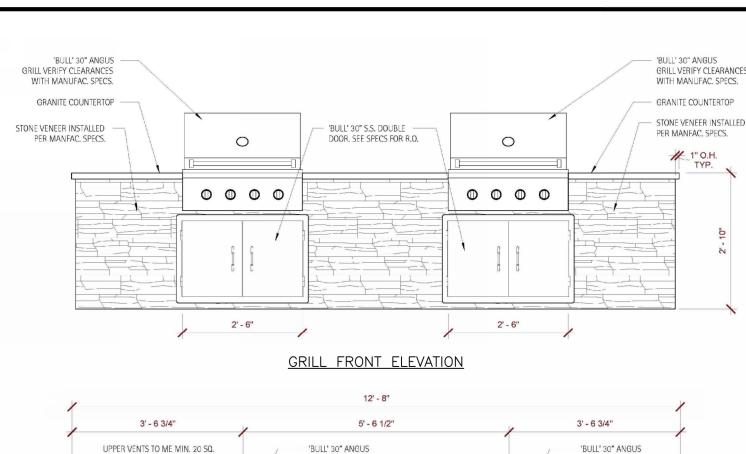
NO. DATE 1 09.03.2024 REVISED PER TOWN COMMENTS 12.02.2024 REVISED PER TOWN COMMENTS 3 01.28.2025 REVISED PER TOWN COMMENTS

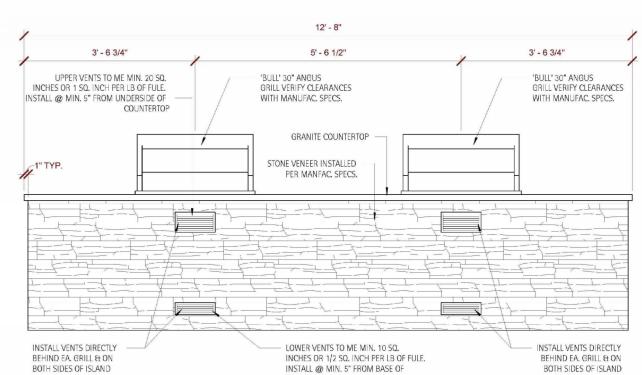
PLAN INFORMATION

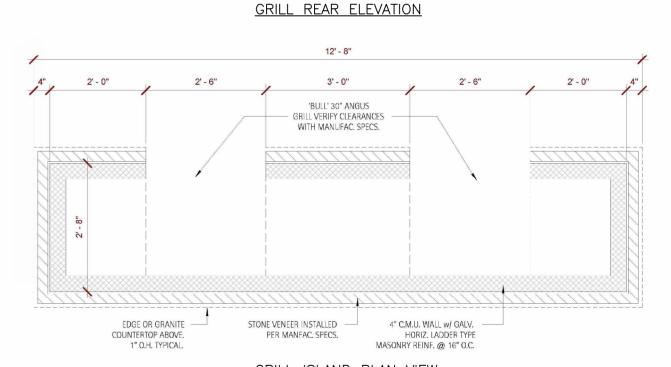
LEN23026 PROJECT NO. LEN23026-D1 FILENAME CHECKED BY DRAWN BY SMA AS SHOWN 07.01.2024

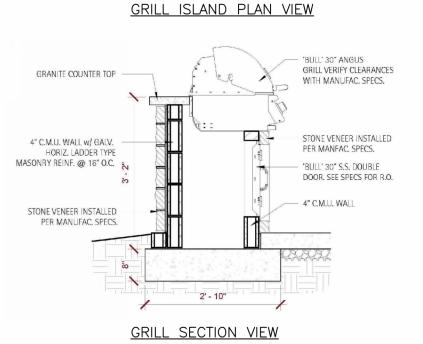
SHEET

SITE AND UTILITY DETAILS



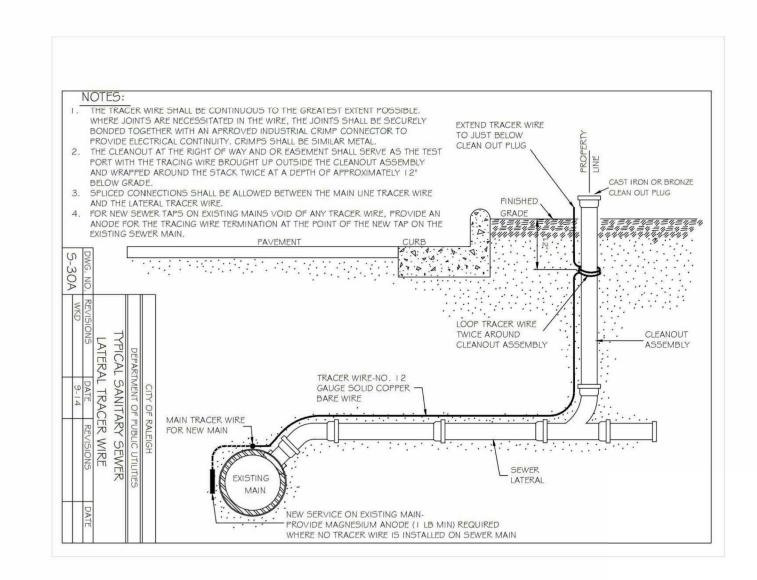


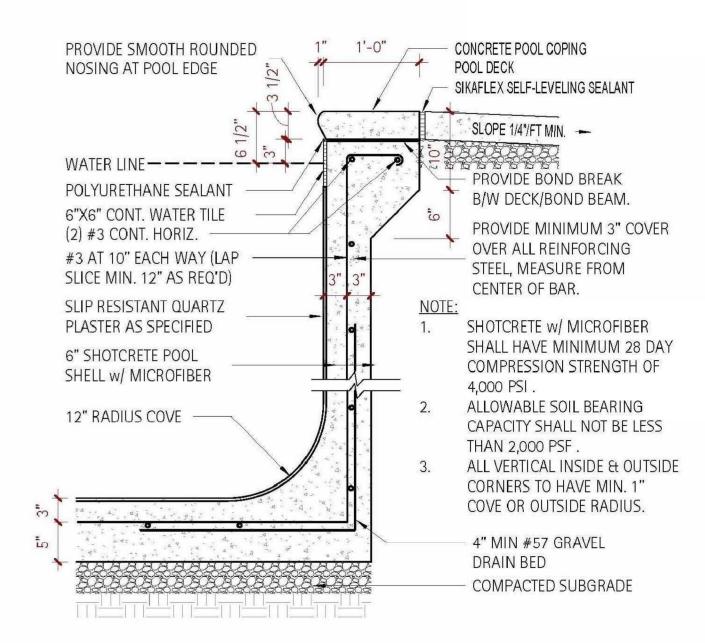




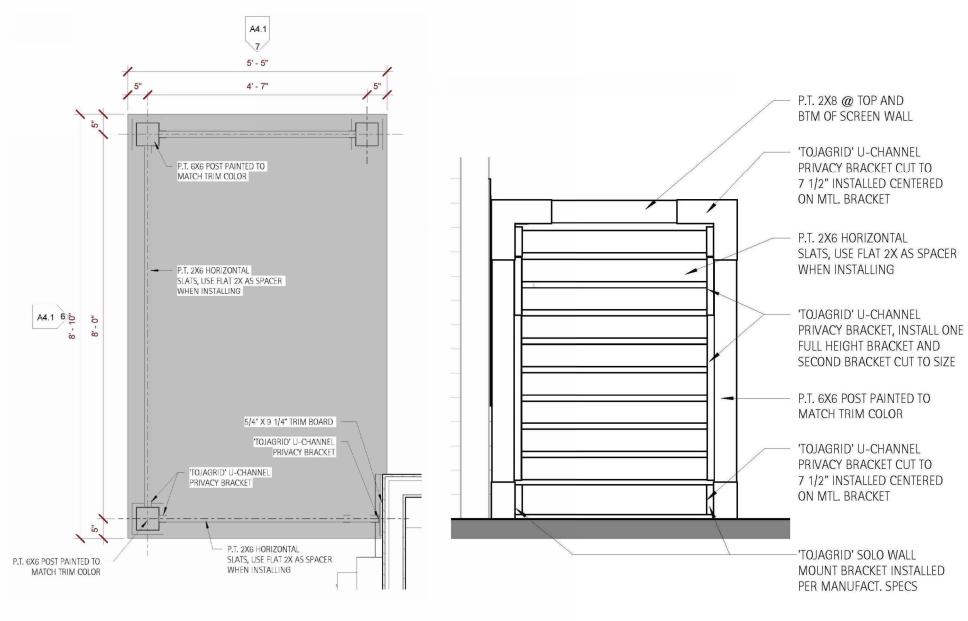
GRILL ISLAND

SCALE: 1/2"=1'-0"

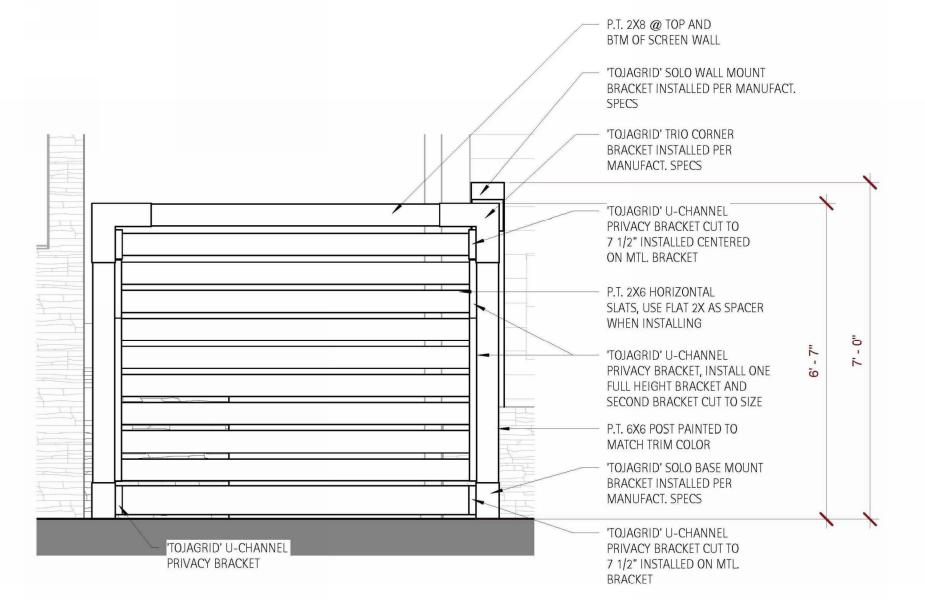




POOL COPING



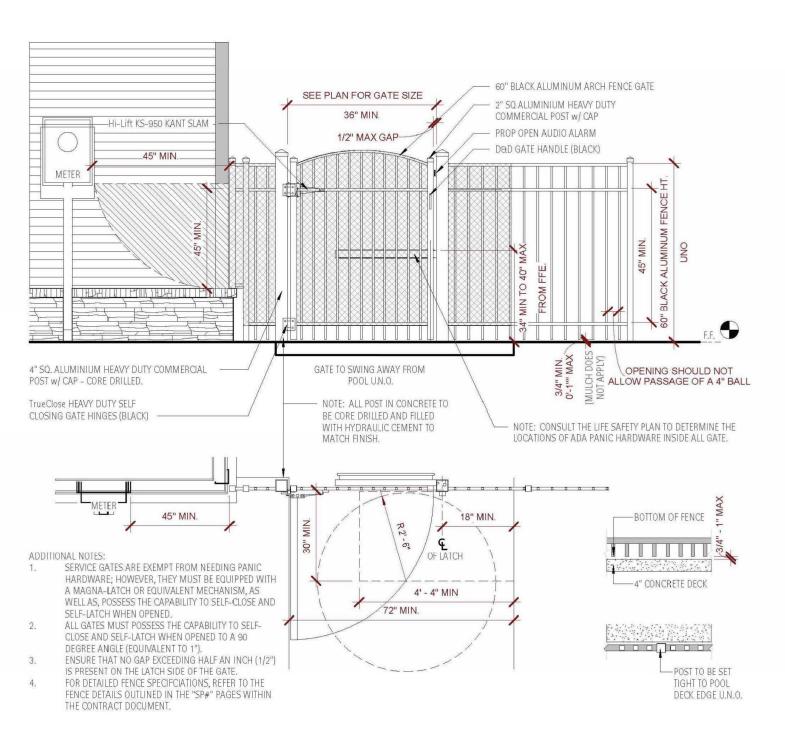
CORRAL FLOOR PLAN TRASH CORRAL SIDE ELEVATION



TRASH CORRAL FRONT ELEVATION

05 TRASH CORRAL

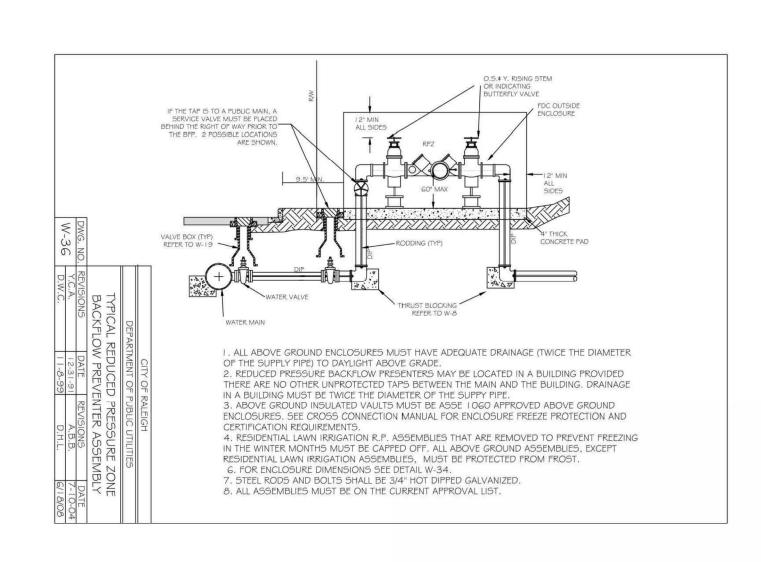
SCALE: 1/2"=1'-0"

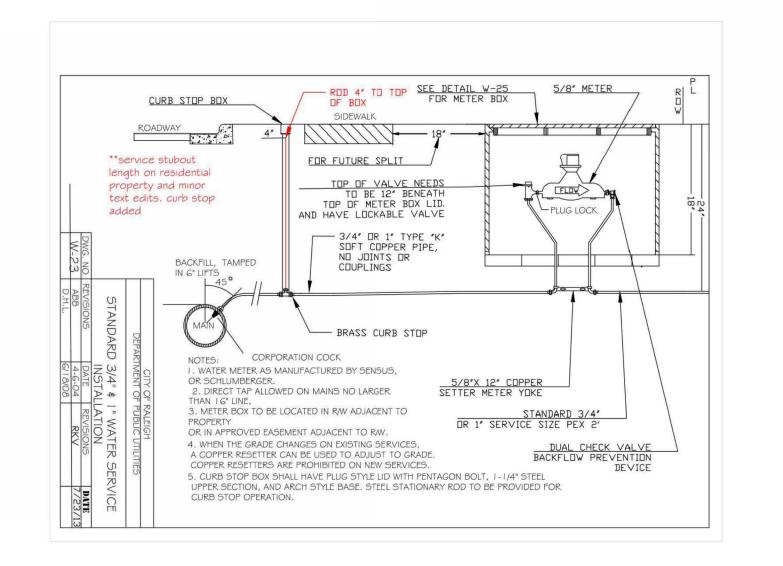


06 POOL FENCE AND GATE

SCALE: 1/2"=1'-0"

NOTES:
1. DETAILS FROM OTHERS, FOR REFERENCE ONLY.





Ш

MCADAMS

621 Hillsborough Street Suite 500 Raleigh, NC 27603

The John R. McAdams Company, Inc

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MORRISVILLE, NC 27560

LENNAR 1100 PERIMETER PARK DRIVE, SUITE 112



ROLESVILLE CROSSING
AMENITY CENTER
SITE DEVELOPMENT PLAN
1801 ROLESVILLE RD



REVISIONS

NO. DATE

1 09.03.2024 REVISED PER TOWN COMMENTS

2 12.02.2024 REVISED PER TOWN COMMENTS
3 01.28.2025 REVISED PER TOWN COMMENTS

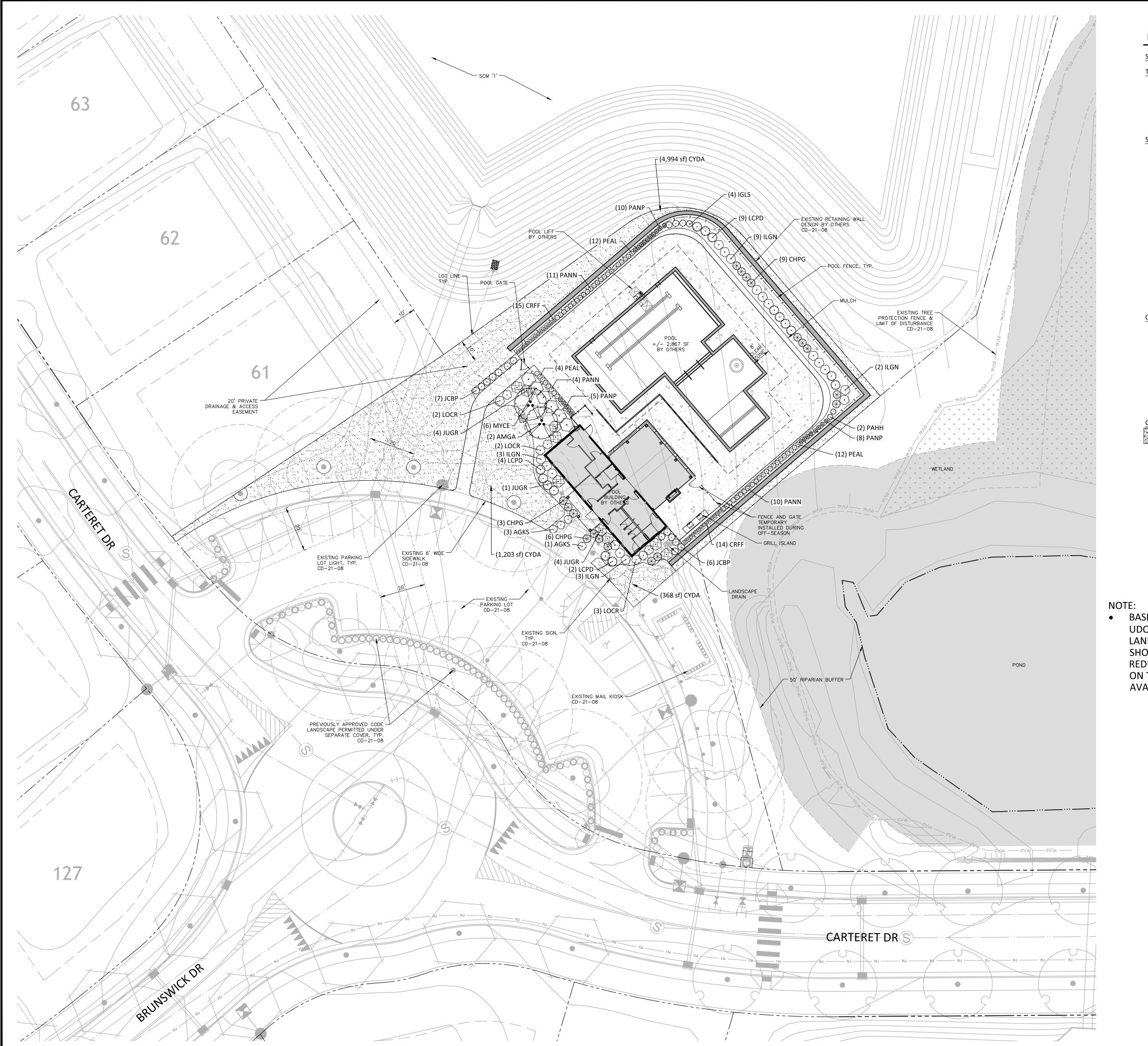
PLAN INFORMATION

PROJECT NO. LEN23026
FILENAME LEN23026-D1
CHECKED BY JAR
DRAWN BY SMA
SCALE AS SHOWN

DATE 07.01.2024 **SHEET**

SITE DETAILS

C8.01



PLANT SCHEDULE

BOTANICAL / COMMON NAME

AMELANCHIER X GRANDIFLORA 'AUTUMN AUTUMN BRILLIANCE APPLE SERVICEBERRY

CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD

ABELIA X GRANDIFLORA `KALEIDOSCOPE` KALEIDOSCOPE GLOSSY ABELIA CHAMAECYPARIS PISIFERA 'GOLDEN MOP'

GOLDEN MOP THREADLEAF SAWARA CYPRESS

ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY ILEX GLABRA INKBERRY HOLLY

JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER

JUNIPERUS X 'GREY OWL' **GREY OWL JUNIPER**

LOROPETALUM CHINENSE RUBRUM 'PIILC-III' PURPLE DAYDREAM® DWARF LOROPETALUM LOROPETALUM CHINENSE RUBRUM 'RUBY' LOCR

MYRICA CERIFERA WAX MYRTLE

ORNAMENTAL GRASSES + SEDGES

CAREX OSHIMENSIS 'FEATHER FALLS' FEATHER FALLS JAPANESE SEDGE PENNISETUM ALOPECUROIDES 'HAMELN'

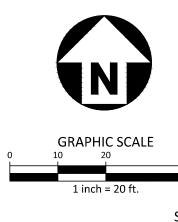
HAMELN FOUNTAIN GRASS PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS PANICUM VIRGATUM 'PURPLE TEARS'

PURPLE TEARS SWITCH GRASS CENCHRUS ALOPECUROIDES 'CASSIAN' CASSIAN FOUNTAIN GRASS

GROUND COVERS

CYDA 6,565 SF CYNODON DACTYLON 'TIFTUF'
BERMUDA 'TIFTUF'

 BASED ON THE ADJACENT LAND USES TO LOT OS 1006, THE UDO SECTION 14.6.5. DOES NOT REQUIRE (PERIMETER) LANDSCAPE BUFFERYARDS BE INSTALLED. ALL PLANTINGS SHOWN ARE ELECTIVE. DEVELOPER RESERVES THE RIGHT TO REDUCE QUANTITIES OR SIZE OF PLANT MATERIALS DEPICTED ON THE PLAN OR TO SUBSTITUTE SPECIFIC SPECIES BASED ON AVAILABILITY.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603

phone 919. 361. 5000 fax 919. 361. 2269

www.mcadamsco.com

license number: C-0293, C-187

CLIENT

LENNAR

1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560



SING



REVISIONS

1 09.03.2024 REVISED PER TOWN COMMENTS 2 12.02.2024 REVISED PER TOWN COMMENTS

3 01.28.2025 REVISED PER TOWN COMMENTS

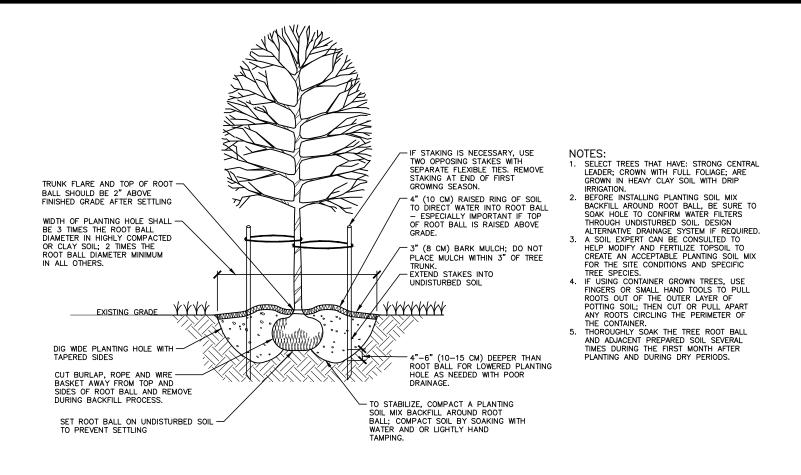
PLAN INFORMATION

PROJECT NO. LEN23026 FILENAME CHECKED BY DRAWN BY SCALE

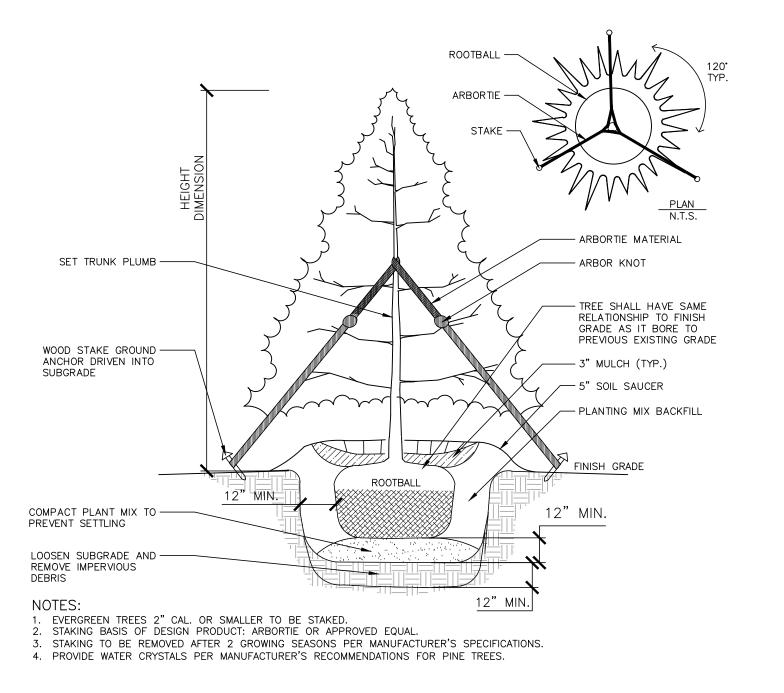
DATE SHEET

> AMENITY LANDSCAPE **PLAN**

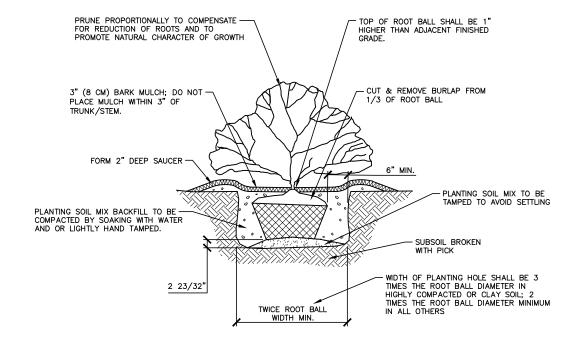
07.01.2024



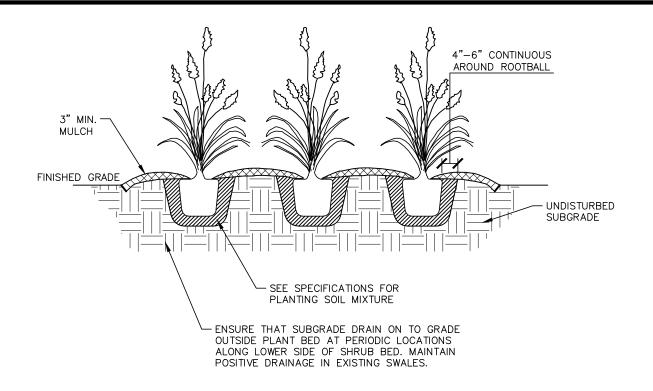
1 TREE INSTALLATION



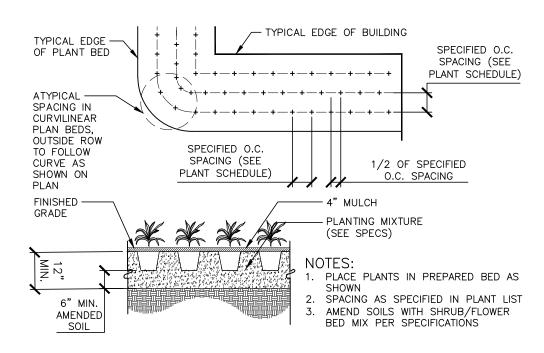
02 EVERGREEN TREE INSTALLATION SCALE: NTS



SHRUB INSTALLATIONSCALE: NTS



ORNAMENTAL GRASS PLANTING SCALE: NTS



O5 GROUNDCOVER PLANTING SCALE: NTS

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	<u>HEIGHT</u>			
TREES	AMGA	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	-	8` MIN			
	CECF	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" MIN	8` MIN			
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT			
SHRUBS									
$\langle \cdot \rangle$	AGKS	4	ABELIA X GRANDIFLORA `KALEIDOSCOPE`	KALEIDOSCOPE GLOSSY ABELIA	#3	12" MIN			
\bigoplus	CHPG	18	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF SAWARA CYPRESS	#3	15" MIN			
\bigcirc	IGLS	4	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	5 GAL	24" MIN			
\odot	ILGN	17	ILEX GLABRA	INKBERRY HOLLY	#3	18" MIN			
\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.	JCBP	13	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	-	48" - 60"			
	JUGR	9	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	#5	18" MIN			
6000000 600000000000000000000000000000	LCPD	15	LOROPETALUM CHINENSE RUBRUM 'PIILC-III'	PURPLE DAYDREAM® DWARF LOROPETALUM	3 GAL	12" MIN			
\bigcirc	LOCR	7	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	#3	15" MIN			
$\langle \cdot \rangle$	MYCE	6	MYRICA CERIFERA	WAX MYRTLE	#10	36" MIN			
ORNAMENTAL GRASSES + SEDGES									
	CRFF	29	CAREX OSHIMENSIS 'FEATHER FALLS'	FEATHER FALLS JAPANESE SEDGE	3 GAL				
}***	РАНН	2	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	3 GAL				
\odot	PANN	25	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL				
	PANP	23	PANICUM VIRGATUM 'PURPLE TEARS'	PURPLE TEARS SWITCH GRASS	3 GAL				
+	PEAL	28	CENCHRUS ALOPECUROIDES 'CASSIAN'	CASSIAN FOUNTAIN GRASS	1 GAL				
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT				
GROUND	COVERS								
	CYDA	6,565 SF	CYNODON DACTYLON 'TIFTUF'	BERMUDA 'TIFTUF'	SOD				

GENERAL LANDSCAPE NOTES:

BEFORE BEGINNING DEMOLITION OR INSTALLATION.

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROLESVILLE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES
- 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO
- 5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- 7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- 9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- 11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL
- 12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- 13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN
- 14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.

MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

- 15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- 16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- 17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL
- AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE.
 CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- 18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
- 19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- 20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- 21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- 24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- 25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- 26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP
- 27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO
- ${\bf 28.} \ \ {\bf REMOVE\ GUY\ WIRES\ AND\ STAKES\ AT\ END\ OF\ WARRANTY\ PERIOD\ OR\ ESTABLISHMENT.}$
- 29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE



McAdams

621 Hillsborough Street Suite 500 Raleigh, NC 27603

The John R. McAdams Company, Inc.

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MORRISVILLE, NC 27560

LENNAR 1100 PERIMETER PARK DRIVE, SUITE 112



LENNAR®

OLESVILLE CROSSING AMENITY CENTER SITE DEVELOPMENT PLAN 1801 ROLESVILLE RD



REVISIONS

NO. DATE

1 09.03.2024 REVISED PER TOWN COMMENTS
2 12.02.2024 REVISED PER TOWN COMMENTS
3 01.28.2025 REVISED PER TOWN COMMENTS

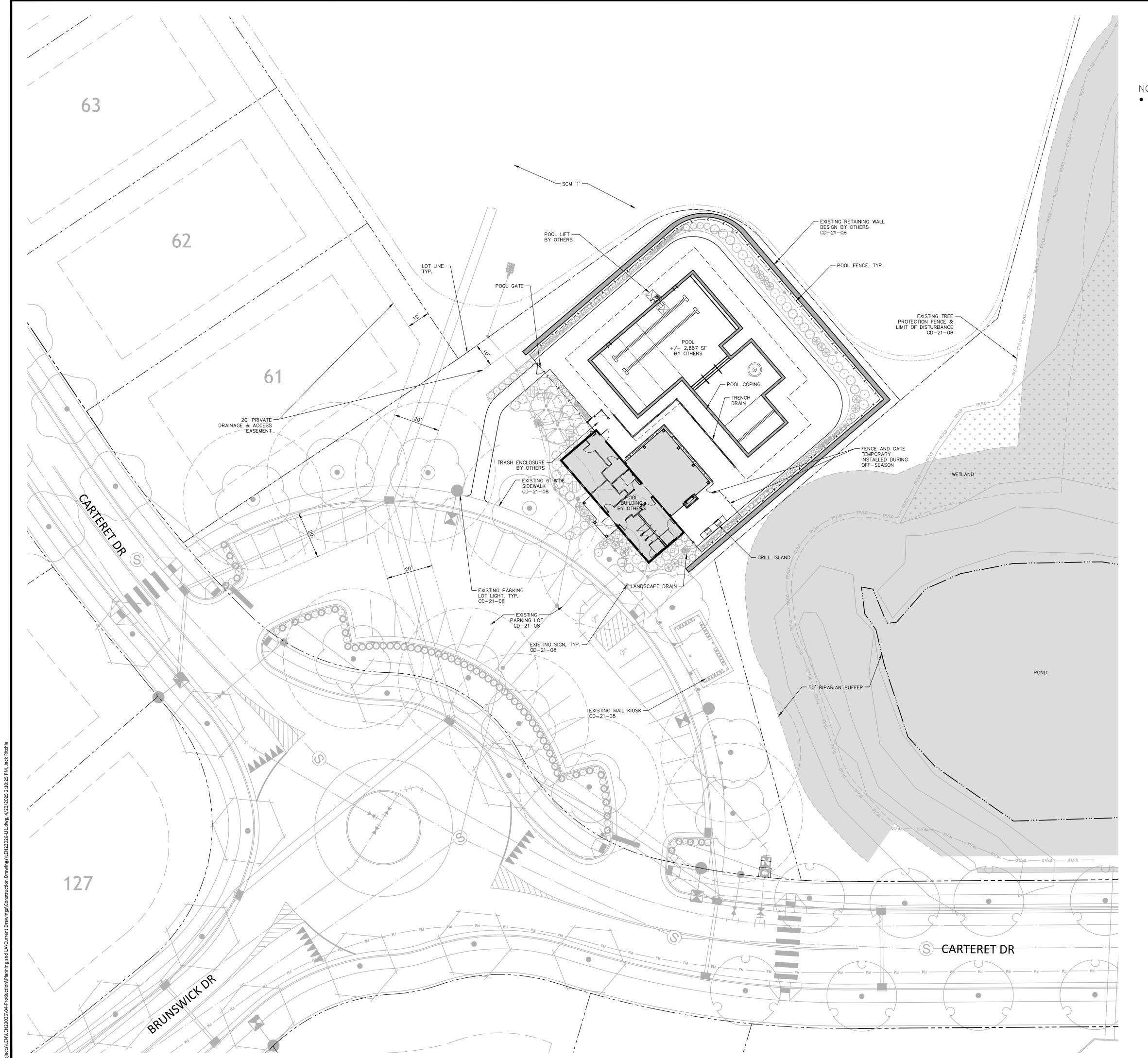
PLAN INFORMATION

PROJECT NO. LEN23026
FILENAME LEN23026-LP1
CHECKED BY JAR
DRAWN BY SMA
SCALE AS SHOWN
DATE 07.01.2024

SHEET

LANDSCAPE NOTES AND DETAILS

L5.01





• NO LIGHTING IS PROPOSED FOR THE AMENITY SITE OTHER THAN THE APPROVED PARKING LOT LIGHTS UNDER CD-21-08. THE CLUBHOUSE AND POOL IS NOT INTENDED FOR NIGHT TIME USE.



The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603

phone 919. 361. 5000 fax 919. 361. 2269

license number: C-0293, C-187

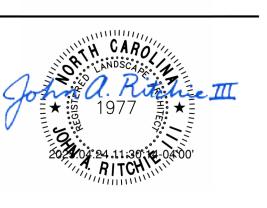
www.mcadamsco.com

CLIENT

1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560



SSING



REVISIONS

1 09.03.2024 REVISED PER TOWN COMMENTS 2 12.02.2024 REVISED PER TOWN COMMENTS

3 01.28.2025 REVISED PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN23026 FILENAME CHECKED BY DRAWN BY SCALE

DATE SHEET

AMENITY LIGHTING PLAN

07.01.2024

L6.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION