# PARKER RIDGE

82 SCHOOL STREET ROLESVILLE, NORTH CAROLINA 27571

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

## IMPERVIOUS AREA CALCULATIONS

POST-DEVELOPMENT IMPERVIOUS AREAS	#	UNIT
PAVEMENT	23.07	AC
SIDEWALK	3.35	AC
LOTS - TOWNHOMES	5.7	AC
LOTS - SINGLE-FAMILY (MAX.)	9.66	AC
	41.78	AC

#### **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

#### RM CLUSTER DISTRICT OPEN SPACE CALCULATIONS

RM CLUSTER DISTRICT AREA	57.89	AC
DECLUDED TOTAL ODEN CDACE (120/)	6.95	AC
REQUIRED TOTAL OPEN SPACE (12%)		
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

<b>-</b>											
	PARKING CALCULATIONS										
WEST SIDE				DRIVEWAY	GUEST	OFFSITE	TOTAL	TOTAL			
STREET	# UNITS	SINGLE DW	DOUBLE DW	PROVIDED	REQD	REQD	REQD	PROVIDED			
TREE MOSS CT	38	24	14	52	10	34	86	90			
ALLEY 2	8	0	8	16	3	2	18	19			
ALLEY 3	9	0	9	18	7	3	21	25			
EAST SIDE											
CARVED STONE CT	13	7	6	19	4	11	30	31			
ALLEY 4	12	0	12	24	3	3	27	27			
ALLEY 1	20	0	20	40	5	5	45	45			
GRANITE KNOLL CT	14	8	6	20	4	12	32	32			
FUTURE CLUBHOUSE*							6	6			

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

WATER AND SEWE	R INFRASTRU	ICTURE QUAI	NTITIES
	PHASE 1A	PHASE 1B	PHASE 2
NUMBER OF LOTS	55	142	78
LOT NUMBERS BY PHASE	1 TO 55	56 TO 197	198 TO 275
LIVABLE BUILDINGS	55	142	78
OPEN SPACE?	YES	YES	YES
PUBLIC WATER (LF)	2235	4491	2576
PUBLIC SEWER (LF)	863	4293	2206
WATER SERVICE STUBS	56	143	78
SEIMED SEDVICE STURS	55	1/12	79

CONDITION NO. 13 OF ZONING CASE MA 22-03 WILL BE FULFILLED 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 105TH BUILDING PERMIT. PAYMENT OF 125% OF THE PROBABLE CONSTRUCTION COST SHALL BE SUBMITTED BY THE ISSUANCE OF THE 138TH BUILDING PERMIT. THE AMOUNT PAID WILL BE FURTHER ADJUSTED BASED ON THE CONSUMER PRICE INDEX (CPI) CHANGE FROM THE TIME OF SUBMISSION OF THE ENGINEER'S OPINION OF THE PROBABLE CONSTRUCTION COST TO THE TIME OF PAYMENT.

## NOT TO SCALE Plans for the proposed use have been reviewed for general compliance with applicable codes. This

TOWN OF ROLESVILLE CASE NUMBER: PSP23-02

PREVIOUS REZONING APPLICATION: MA22-03

K. A MINIMUM 64 SF REAR PATIO L. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION; M. NO SINGLE FAMILY DETACHED HOME SHALL BE CONSTRUCTED WITH A FRONT ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OF IT OR DIRECTLY ACROSS FROM IT; AND N. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.

B. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION; C.IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN; D. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD; E. MINIMUM 12" FRONT OVERHANGS

F. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP; G. SHUTTERS OR WINDOW TRIM SHALL BE ON FRONT FAÇADE WINDOWS; H. A MINIMUM 64 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES; I. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS):

K. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION. 11. THE DEVELOPER SHALL OFFER TO DEDICATE THE SECTION OF LAND LABELED AS "PARCEL - A - TOWN OF ROLESVILLE PARK EXPANSION" ON THE CONCEPT PLAN FOR USE AS A PUBLIC PARK. THIS LAND SHALL

12. THE PROJECT SHALL HAVE A PUBLIC GREENWAY STUBBED TO THE 307 S. MAIN STREET PROPERTY LINE

IN THE TIA THAT EXTENDS THE STREET NETWORK WITHIN THE DEVELOPMENT THROUGH WAKE COUNTY PIN 1768-09-8727 (THE "CAMPUS SITE") TO E YOUNG STREET ("ACCESS D ROUTE"); AND (2) A NORTHBOUND I FFT TURN LANE WITH 75 FEET OF FULL-WIDTH STORAGE AND APPROPRIATE TAPER FROM YOUNG STREET TO ACCESS D AS RECOMMENDED BY THE TIA ("TURN LANE") (ACCESS D ROUTE AND TURN LANE ARE COLLECTIVELY REFERRED TO AS THE "YOUNG STREET CONNECTION"). THE YOUNG STREET CONNECTION SHALL BE DESIGNED AND CONSTRUCTED TO TOWN OF ROLESVILLE AND NCDOT STANDARDS AND ACCESS D SHALL BE LOCATED IN SUBSTANTIAL CONFORMANCE WITH THE CORRIDOR SHOWN IN THE ATTACHED EXHIBIT E. THE STREET SECTION FOR ACCESS D SHALL BE CONSTRUCTED AS SHOWN IN THE ATTACHED EXHIBIT F. DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS TO DESIGN AND CONSTRUCT THE YOUNG STREET CONNECTION (THE "COSTS") AND DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR THE COSTS. CONSTRUCTION OF THE YOUNG STREET CONNECTION SHALL COMMENCE PRIOR TO APPROVAL OF THE 105TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT AND SHALL BE COMPLETE NOT LATER THAN APPROVAL OF THE 138TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT

• IN THE EVENT THE CAMPUS SITE, AN APPROVED ALIGNMENT WITHIN THE EXHIBIT E CORRIDOR, OR

 IN THE EVENT THE TOWN COMMENCES DESIGN AND/OR DEVELOPMENT OF ANY PART OF THE YOUNG STREET CONNECTION THE DEVELOPER'S OBLIGATIONS FOR DESIGN AND/OR DEVELOPMENT, AS APPROPRIATE, FOR THOSE PORTIONS OF THE YOUNG STREET CONNECTION SHALL BE DEEMED EXTINGUISHED. FOR PURPOSES OF CLARITY, DEVELOPER SHALL REMAIN ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR

## TOPOGRAPHIC SURVEYOR: JOHNSON, MIRMIRAN & THOMPSON, INC. ADVANCED CIVIL DESIGN, INC. 9201 ARBORETUM PARKWAY SUITE 310 51 KILMAYNE DRIVE SUITE 102 CARY, NC 27511 (919) 460-2024



CID-23-06 / Construction Infrastructure Drawing / Parker Ridge

**APPROVED** 

Date: March 12, 2024

Town of Rolesville Planning Department

7TH SUBMITTAL: MARCH 5, 2024 WC 1ST SUBMITTAL: OCTOBER 12, 2023 WC 2ND SUBMITTAL: DECEMBER 18, 2023 WC 3RD SUBMITTAL: JANUARY 12, 2024

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

limited review, and authorization for construction is not to be considered to represent total

all Local, State, and Federal Rules and Regulations.

compliance with all legal requirements for development and construction. The property owner,

design consultants, and contractors are each responsible for compliance with all applicable City,

State and Federal laws. This specific authorization below is not a permit, nor shall it be construed

to permit any violation of City, State or Federal Law. All Construction must be in accordance with

Electronic Approval: This approval is being issued electronically. This approval is valid only upon

approved plans. Any work authorized by this approval must proceed in accordance with the plans

the signature of a City of Raleigh Review Officer below. The City will retain a copy of the

kept on file with the City. This electronic approval may not be edited once issued. Any

modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval

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

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

City of Raleigh Public Utilities Department Permit # S-5439

City of Raleigh Public Utilities Department Permit # W-4107

## ATTENTION CONTRACTORS

contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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

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

RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS S-4979 AND S-5037 ARE APPROVED, INSTALLED AND ACCEPTED BY RALEIGH FOR

ENLARGED DEMOLITION PLAN (1 OF 6) ENLARGED DEMOLITION PLAN (2 OF 6) ENLARGED DEMOLITION PLAN (3 OF 6) ENLARGED DEMOLITION PLAN (4 OF 6) ENLARGED DEMOLITION PLAN (6 OF 6) OVERALL SITE PLAN ENLARGED SITE PLAN (1 OF 6) ENLARGED SITE PLAN (2 OF 6) ENLARGED SITE PLAN (3 OF 6) ENLARGED SITE PLAN (4 OF 6) ENLARGED SITE PLAN (5 OF 6) ENLARGED SITE PLAN (6 OF 6 PHASING PLAN SIGNAGE AND STRIPING PLAN OVERALL UTILITY PLAN ENLARGED UTILITY PLAN (1 OF 6) ENLARGED UTILITY PLAN (2 OF 6) C3-3 ENLARGED UTILITY PLAN (3 OF 6) ENLARGED UTILITY PLAN (4 OF 6) ENLARGED UTILITY PLAN (5 OF 6) ENLARGED UTILITY PLAN (6 OF 6) OVERALL GRADING PLAN ENLARGED GRADING PLAN (1 OF 6) ENLARGED GRADING PLAN (2 OF 6) ENLARGED GRADING PLAN (3 OF 6) ENLARGED GRADING PLAN (4 OF 6) ENLARGED GRADING PLAN (5 OF 6) ENLARGED GRADING PLAN (6 OF 6) STORM SEWER TABLE (1 OF 2) STORM SEWER TABLE (2 OF 2) OVERALL PHASE 1 EROSION CONTROL **ENLARGED PHASE 1 EROSION CONTROL** PLAN (1 OF 6) ENLARGED PHASE 1 EROSION CONTROL PLAN (2 OF 6) ENLARGED PHASE 1 EROSION CONTROL PLAN (3 OF 6) ENLARGED PHASE 1 EROSION CONTROL PLAN (4 OF 6) ENLARGED PHASE 1 EROSION CONTROL PLAN (5 OF 6) ENLARGED PHASE 1 EROSION CONTROL PLAN (6 OF 6) OVERALL PHASE 2 EROSION CONTROL PLAN ENLARGED PHASE 2 EROSION CONTROL PLAN (1 OF 6) ENLARGED PHASE 2 EROSION CONTROL PLAN (2 OF 6) ENLARGED PHASE 2 EROSION CONTROL PLAN (3 OF 6) ENLARGED PHASE 2 EROSION CONTROL PLAN (4 OF 6) ENLARGED PHASE 2 EROSION CONTROL PLAN (5 OF 6) ENLARGED PHASE 2 EROSION CONTROL PLAN (6 OF 6)

OVERALL PHASE 3 EROSION CONTROL PLAN

ENLARGED PHASE 3 EROSION CONTROL

CARVED STONE CT PLAN AND PROFILE

GRANITE KNOLL CT PLAN AND PROFILE (1

GRANITE KNOLL CT PLAN AND PROFILE (2

STONE OVERLOOK CT PLAN AND PROFILE

CAVALERA WAY PLAN AND PROFILE

PLAN (2 OF 6)

PLAN (3 OF 6)

PLAN (4 OF 6)

PLAN (5 OF 6)

PLAN (6 OF 6)

SHEET LIST TABLE

**GENERAL NOTES** 

NCG01 STABILIZATION NOTES

**EXISTING CONDITIONS (2 OF 4)** 

EXISTING CONDITIONS (3 OF 4)

EXISTING CONDITIONS (4 OF 4)

OVERALL DEMOLITION PLAN

SHEET TITLE

SHEET

NUMBER

PSP-23-02 CID-23-06

			AMENITY CENTER REVISIONS	RETAINING WALL LOCATION RE	STORM STRUCTURE REVISION:	EROSION CONTROL REVISION	
WATER NEST DR PLAN AND PROFILE			REVI	OCA	RE RE	L RE	
TREE MOSS CT PLAN AND PROFILE			NTER	VALL L	JCTUF	NTRO	
QUARRY POND CT PLAN AND PROFILE			ту се	NING V	1 STRU	OO NC	i
ZANNING DR PLAN AND PROFILE	ı		EN EN	IAI	JRI	ISC	
LONG MELFORD DRIVE PLAN AND PROFILE (1 OF 5)							i
LONG MELFORD DRIVE PLAN AND PROFILE (2 OF 5)			11/04/2024	06/06/2024	06/04/2024	04/08/2024	
LONG MELFORD DRIVE PLAN AND PROFILE (3 OF 5)			11/0	)/90	)/90	04/(	1
LONG MELFORD DRIVE PLAN AND PROFILE (4 OF 5)		\sqrt{2}	<₽	€	⟨	$\lor$	
LONG MELFORD DRIVE PLAN AND PROFILE (5 OF 5)		DESI				F/CD	
ALLEY 1 PLAN AND PROFILE		DRAV	WN B	Y: 	DI-	-/JW	M
ALLEY 2 PLAN AND PROFILE	ı	REVI	EWE	BY:	DF	=	
ALLEY 3 PLAN AND PROFILE	Ì						
ALLEY 4 PLAN AND PROFILE	ı				_	`	
GW1A GREENWAY PLAN AND PROFILE (1 OF 2)					ITE 12	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
GW1A GREENWAY PLAN AND PROFILE (2 OF 2)				1	) 	27607	COM
GW2 GREENWAY PLAN AND PROFILE (1 OF 2)			7		I IA MC	H NC	GEINC
GW2 GREENWAY PLAN AND PROFILE (2 OF 2)					A P O A E	ALEIG	WW.B
GW3 GREENWAY PLAN AND PROFILE (1 OF 1)					- N/A/		2
GW4 GREENWAY PLAN AND PROFILE (1 OF 2)					5175	5	
GW4 GREENWAY PLAN AND PROFILE (2 OF 2)	ł				0	0	
SEWER OUTFALL 1 AND 2 PLAN AND PROFILE				_	17E 11	/2756	
SEWER OUTFALL 3 AND 4 PLAN AND PROFILE			•		<u> </u>	OLINA	
SEWER OUTFALL 6 PLAN AND PROFILE			<b>1</b>		KDRN	SVILLE / NORTH CAROLINA / 27560	
SCM 1 PLAN AND PROFILE			=	֡֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֡֓֓֡֓֓֓֡֓	<b>,</b> 88	RTF	
SCM 2 PLAN AND PROFILE			Ĺ	ב נ	<u> </u>	/NC	
SCM 3 PLAN AND PROFILE			_	ל ע	<b> </b>	.TE,	
SCM 4 PLAN AND PROFILE					くぶ	SVIL	

C6-13

C6-14

C6-15

C6-17

C7-4

C8-0

C8-1

C8-2

C8-3

C8-4

C8-5

C8-6

C8-8

C9-0

C9-1

L1-7

**CULVERT 1 PLAN** 

**CULVERT 2 PLAN** 

**CULVERT 3 PLAN** 

**CULVERT 4 PLAN** 

SITE DETAILS (1 OF 3)

SITE DETAILS (2 OF 3)

SITE DETAILS (3 OF 3)

STORM DETAILS (1 OF 2)

STORM DETAILS (2 OF 2)

OPEN SPACE PLAN

**SCM PLANTINGS** 

LANDSCAPE DETAILS

ENLARGED TCA PLAN (1 OF 6)

ENLARGED TCA PLAN (2 OF 6)

ENLARGED TCA PLAN (3 OF 6)

ENLARGED TCA PLAN (4 OF 6)

ENLARGED TCA PLAN (5 OF 6)

| ENLARGED TCA PLAN (6 OF 6)

SITE LIGHTING PLAN (NO GRID)

SITE LIGHTING PLAN (GRID)

SEWER DETAIL

EROSION CONTROL DETAILS (1 OF 2)

EROSION CONTROL DETAILS (2 OF 2)

ENLARGED LANDSCAPE PLAN (3 OF 6)

ENLARGED LANDSCAPE PLAN (4 OF 6)

ENLARGED LANDSCAPE PLAN (5 OF 6)

ENLARGED LANDSCAPE PLAN (6 OF 6)

OVERALL TREE CONSERVATION PLAN

SCM DETAILS



FILE NUMBER 8430-03 )ATE: 12/05/202

SUBSEQUENT STAGES OF APPROVAL, DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE PROJECT'S PARKS AND RECREATION FEES FOR THE COSTS TO CONSTRUCT PUBLIC GREENWAYS A. LIVE-WORK UNIT

B. RESIDENTIAL CARE (ALF. ILF. CCF

THE RH PARCEL SHALL HAVE A MAXIMUM OF 120 TOWNHOUSE DWELLINGS. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL MEDIUM DENSITY (THE "RM PARCEL")

THE RM PARCEL SHALL HAVE A MAXIMUM OF 170 SINGLE-FAMILY DETACHED DWELLINGS. A SINGLE FAMILY DETACHED HOME SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR HOMES, OPERATION COMING HOME, OPERATION FINALLY HOME, OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT

GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS. PERIMETER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN. TYPE 3 AND TYPE 4 PERIMETER BUFFERS MAY INCLUDE 6' FENCES INSTEAD OF WALLS.

ALL SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:

PROJECT OWNER AND CONSULTANT INFORMATION

C. GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE A MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FAÇADE OF THE HOUSE. D. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION;

I. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP;

10. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES: A. A 1 OR 2 CAR GARAGE:

COUNT TOWARD OPEN SPACE REQUIREMENTS FOR THE OVERALL DEVELOPMENT

NEAR "ACCESS C" AS SHOWN ON THE "PARKER RIDGE TRAFFIC IMPACT ANALYSIS" PREPARED BY STANTEC CONSULTING SERVICES, INC., DATED FEBRUARY 2, 2023 (THE "TIA"), NOTWITHSTANDING THE FOREGOING.

THE PROJECT SHALL NOT HAVE A PUBLIC STREET ACCESS TO SCHOOL STREET DEVELOPER SHALL DESIGN AND CONSTRUCT: (1) THE PUBLIC COLLECTOR STREET IDENTIFIED AS ACCESS D

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

J. NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER NECESSARY RIGHTS-OF-WAY, EASEMENTS, OR OTHER PROPERTY RIGHTS ARE MADE UNAVAILABLE TO THE PROJECT, THIS CONDITION SHALL BE DEEMED EXTINGUISHED

### EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT APPROVED

City of Raleigh Review Officer

Water and Sewer Permits (If applicable)

EROSION CONTROL ☐ S-STORMWATER MGMT. ☐ S-FLOOD STUDY  $\square$  S-DATE ENVIRONMENTAL CONSULTANT SIGNATURE

Know what's below.

Call before you dig.

MAX BUILDING HEIGHT

SITE DATA TABLE

W. HAROLD PARKER JR./

ROLESVILLE DEVELOPMENT, LI

LENNAR OF CAROLINAS, LLC

AREA (AC)

86.89

85.39

57.89

5.79

32.86

AREA (AC)

14.42

1.50

AREA (SF)

2,592,300

17,121

310,215

865,243

3,784,879

3,719,539

1,819,937

VACANT / AG

5,000 SF

5,021 SF

AREA (SF)

2,000 SF

AREA (SF)

1,197,925

628,146

2,521,614

150,754

252,161

1,431,382

SETBACKS MINIMUM RM (CLUSTER) SINGLE-FAMILY DETACHED

RM-CZ CLUSTER (SINGLE FAMILY DETACHED)

SETBACKS MINIMUM RH - CZ (TOWNHOMES)

RH-CZ (TOWNHOMES)

NOTE: SEE PHASING PLAN (C2-7) FOR MAP VIEW OF GROSS TRACT AREA

65,340

2,885

RH/RM CLUSTER CONDITIONAL

OWNER

**DEVELOPER** 

.758988411

1758983710

.758884270 E

.758884270 W

GROSS AREA

**IMPERVIOUS EXISTING** 

IMPERVIOUS PROPOSEI

(ROLESVILLE COMP PLAN

PREVIOUS ZONING

CURRENT ZONING

**CORNER SIDE** 

MIN LOT AREA

MIN FRONT LOT WIDTH

FINAL TRACT AREA

OTAL UNITS

MIN LOT AREA PROPOSED:

PROPOSED DENSITY (DU/AC)

MAXIMUM DENSITY (DU/AC)

PROVIDED OPEN SPACE

MAX BUILDING HEIGHT

BUILDING SEPARATION

MIN FRONT LOT WIDTH

MIN LOT AREA PROPOSED:

PROPOSED DENSITY (DU/AC)

MAXIMUM DENSITY (DU/AC)

DEVELOPER:

(919) 863-6461

LENNAR CORPORATION

MORRISVILLE, NC 27560

1100 PERIMETER PARK DRIVE, SUITE 112

CONTACT: MICHAEL TAYLOR. PE LEED AP

ORNER SIDE

MIN LOT AREA

FINAL TRACT AREA

**GROSS TRACT AREA** 

OTAL UNITS

PUBLIC GREENWAY (EST. 30' ESTM WIDTH

PARCEL A - PARK EXPANSION AREA

**FUTURE LAND USE DESIGNATION** 

PIN#

PARKER RIDGE SUBDIVISION ZONING CONDITIONS DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT C CONCEPT PLAN, LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO LLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT

GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON EXHIBIT C, ARE CONCEPTUAL AND PROVIDED FOR THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL

C. TELECOMMUNICATIONS TOWER

A. TELECOMMUNICATIONS TOWER

THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING

A. A 2 CAR GARAGE:

**ENGINEER:** 

(919) 276-0111

5400 WADE PARK BOULEVARD

CONTACT: DEBRA FERM, P.E.

RALEIGH, NORTH CAROLINA 27607

E, IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH. THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING, FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN F. ROOF PITCHES ON THE MAIN ROOF WILL HAVE A PITCH BETWEEN 5 ON 12 AND 12 ON 12; G. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD; H. MINIMUM 12" FRONT OVERHANGS

J. ALL WINDOWS ON FRONT FACADES SHALL HAVE SHUTTERS OR WINDOW TRIM;

**BOUNDARY SURVEYOR:** 

RICHMOND, VA 23236

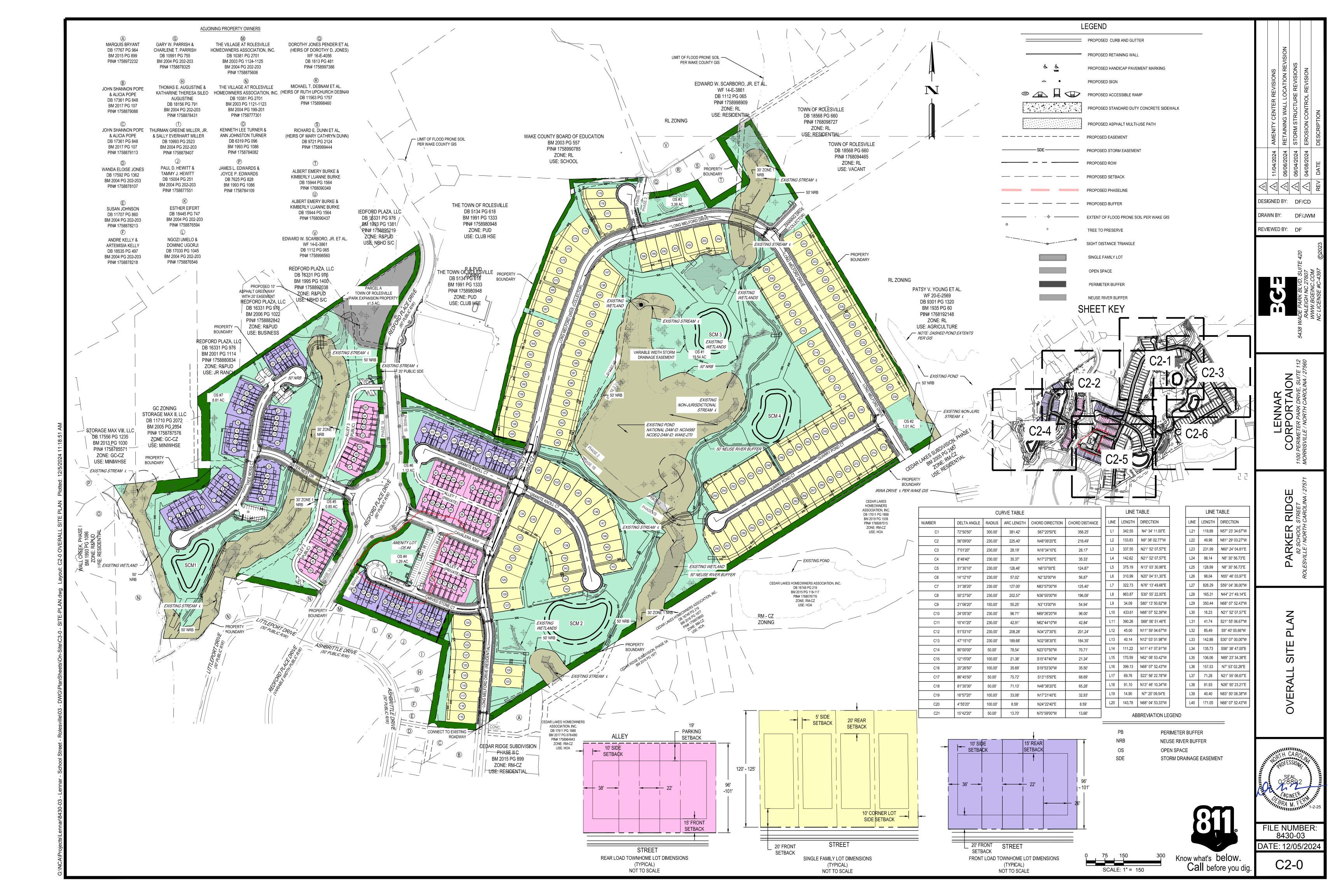
CONTACT MICHAEL ZMUDA, L.S., P.S.

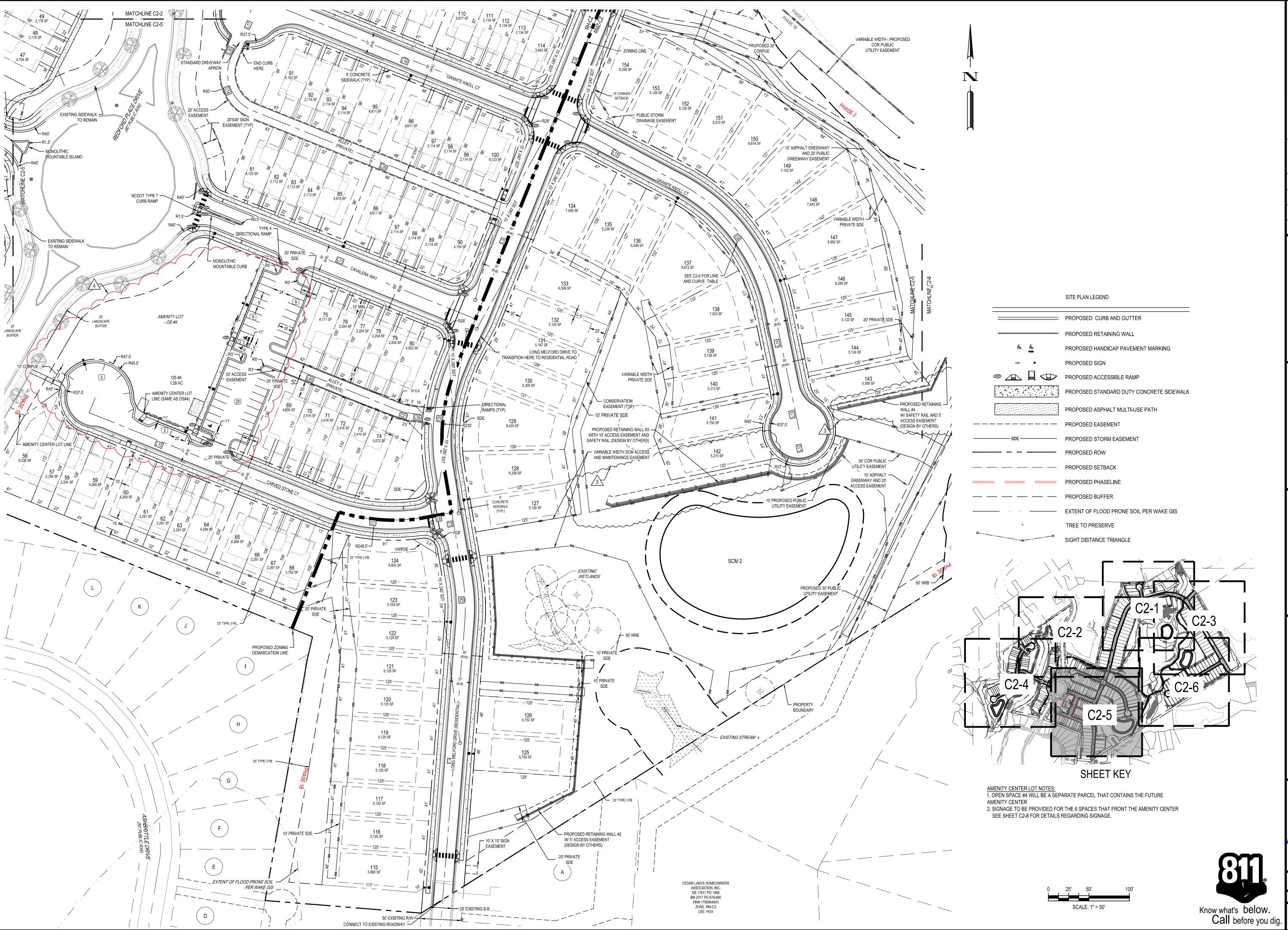
(804) 267-1258

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

CONTACT: JAMES WHITACRE, P.E., L.S.

WATER DETAIL (1 OF 2) WATER DETAIL (2 OF 2) OPEN SPACE DETAILS (1 OF 2) OPEN SPACE DETAILS (2 OF 2) OVERALL LANDSCAPE PLAN ENLARGED LANDSCAPE PLAN (1 OF 6) ENLARGED LANDSCAPE PLAN (2 OF 6)





| A | 11/04/2024 AMENITY CENTER REVISIONS | 06/06/2024 RETAINING WALL LOCATION REVISION | 2 | 06/04/2024 STORM STRUCTURE REVISIONS | 14/08/2024 EROSION CONTROL REVISION | REV | DATE | DESCRIPTION | DESCRIPTION | DATE | DESCRIPTION | DESCRIP

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

REVIEWED BY: DF

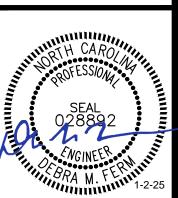
K BLVD, SUITE 420 SH NC 27607 GEINC. COM NSE #C-4397

5438 WADE PARK BLVI. RALEIGH NC 2. WWW.BGEINC.

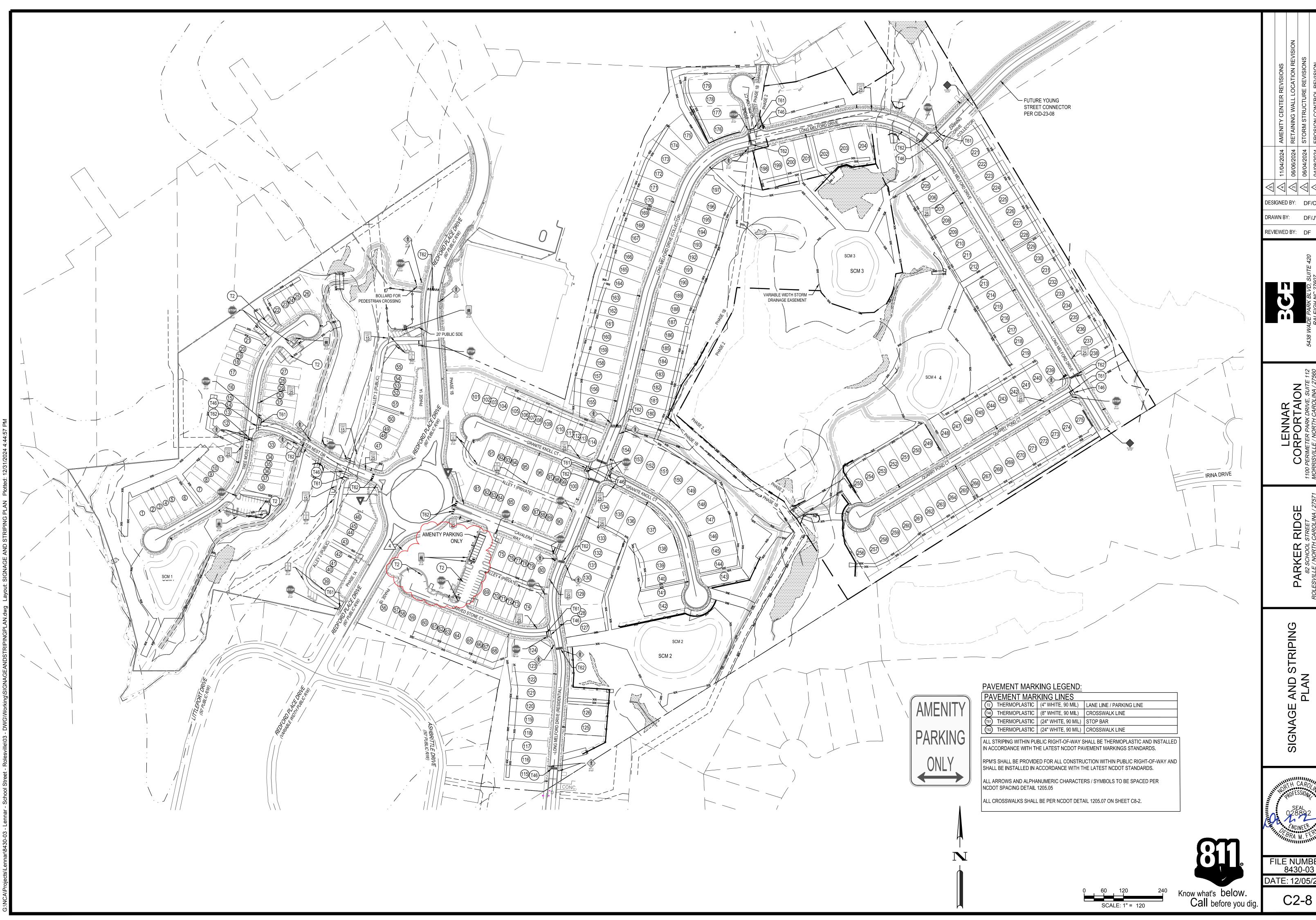
LENNAR
CORPORTAION
DO PERIMETER PARK DRIVE, SUITE 1
DORRISVILLE / NORTH CAROLINA / 275

PARKER RIDGE
82 SCHOOL STREET
LESVILLE / NORTH CAROLINA / 275

ENLARGED SITE PLAN (5 OF 6)



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

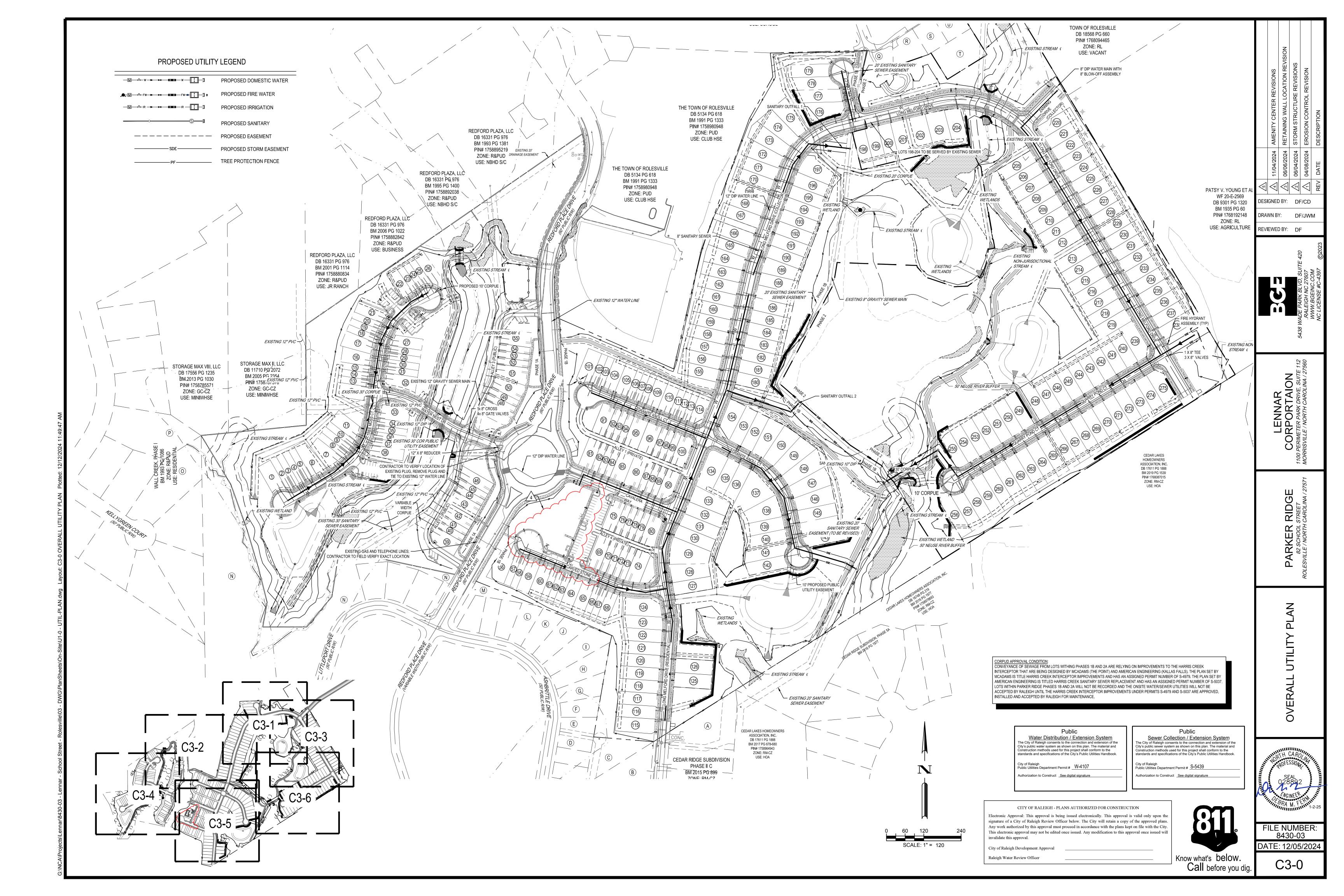


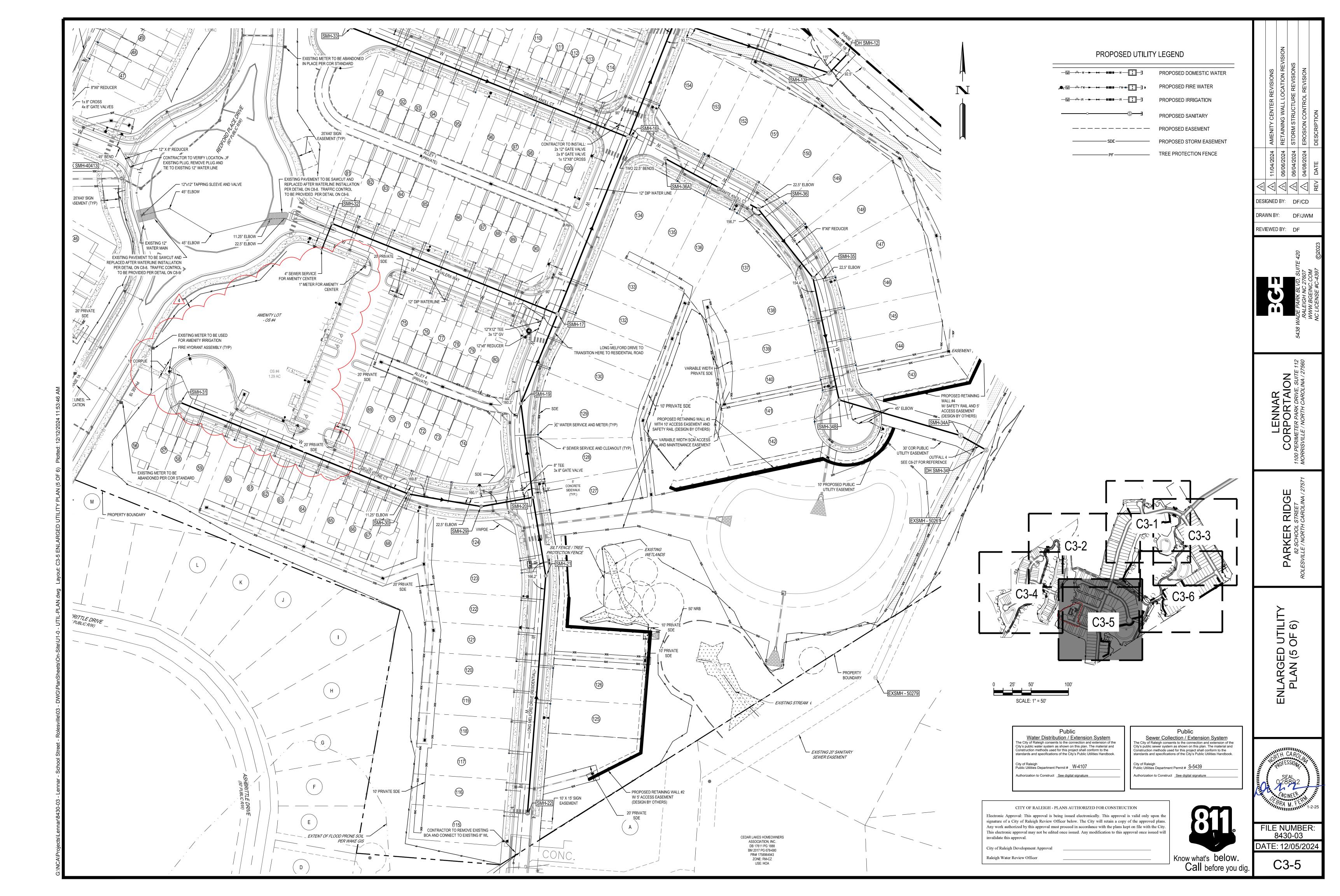
DESIGNED BY: DF/CD

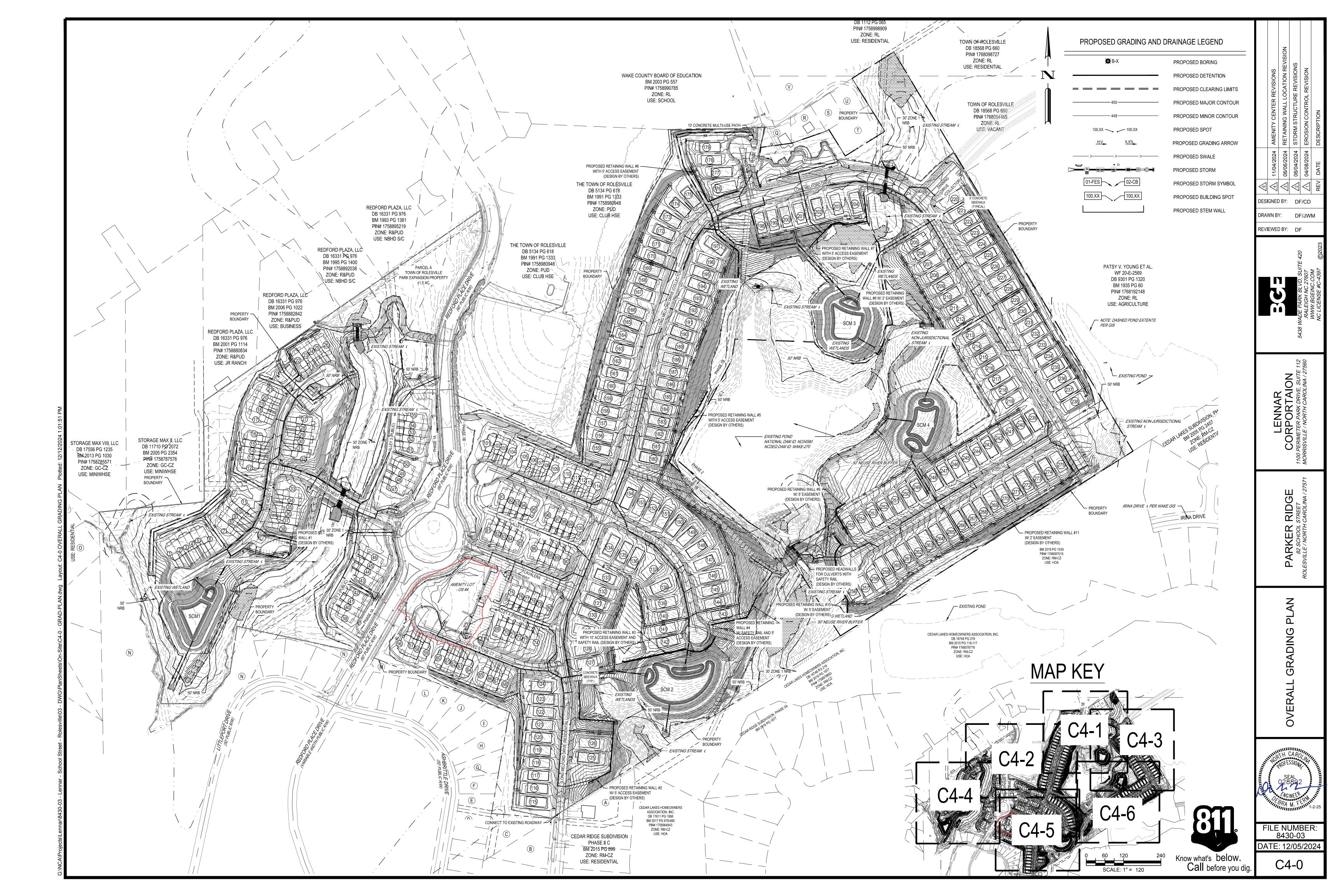
DRAWN BY: DF/JWM REVIEWED BY: DF

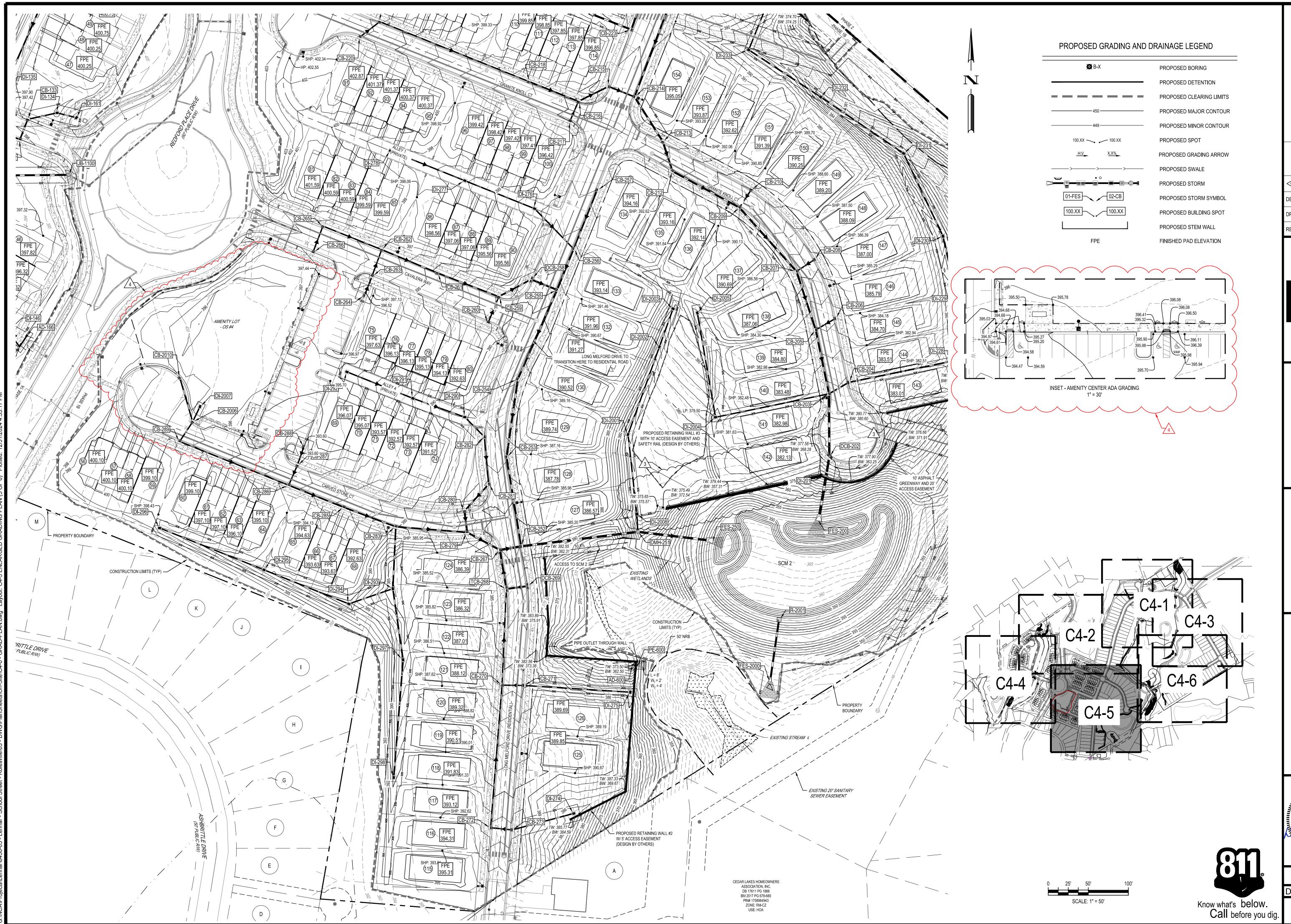
AND STRIPING PLAN

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









HEAT STATE OF AMENITY CENTER REVISIONS

HEAT AMENITY CENTER REVISIONS

HEAT AMENITY CENTER REVISIONS

HEAT AMENITY CENTER REVISION REVISION

HEAT AMENITY CENTER REVISION REVISION

HEAT AMENITY CENTER REVISION

HEAT A

RK BLVD, SUITE 420
GH NC 27607
BGEINC. COM
ENSE #C-4397 ©2023

NAR ORTAION ARK DRIVE, SUITE 112 STH CAROLINA / 27560

LENNAR
CORPORTAION
1100 PERIMETER PARK DRIVE, SUII

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 275

ENLARGED GRADING PLAN (5 OF 6)



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

		STRU	JCTURE DAT	A TABLE			
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN INV. OU		PIPE OUT SIZE	PIPE OUT TO NODE	
AD-165	394.70	15"	391.40 (NE)	391.20 (NW)	15"	DI-146	
AD-166	394.67			391.57 (SW)	15"	AD-165	
CB-101	395.83	36" 18"	383.10 (NW) 385.73 (NE)	383.00 (SW)	36"	FES-100	
CB-103	397.43	30" 18"	384.11 (NE) 385.28 (E)	384.01 (SW)	36"	DCB-102	
CB-104	397.62	18"	385.52 (SE)	385.42 (W)	18"	CB-103	
CB-105	398.98	18" 30"	392.36 (E) 384.51 (N)	384.41 (SW)	30"	CB-103	
CB-106	399.33			392.50 (W)	18"	CB-105	
CB-107	400.83	18" 30" 15"	391.93 (E) 384.95 (N) 390.94 (NW)	384.85 (S)	30"	CB-105	
CB-108	401.10			392.50 (W)	18"	CB-107	
CB-109	402.99	24" 30"	386.18 (NE) 385.68 (E)	385.48 (S)	30"	CB-107	
CB-110	403.70	24"	389.01 (N)	386.38 (SW)	24"	CB-109	
CB-111	405.97	24" 15"	389.76 (NE) 400.04 (W)	389.66 (S)	24"	CB-110	
CB-112	405.99			400.55 (E)	15"	CB-111	
CB-113	405.45	24" 18" 15"	390.42 (NW) 393.77 (NE) 399.13 (SE)	390.22 (SW)	24"	CB-111	
CB-114	405.45	24"	392.16 (NW)	390.56 (SE)	24"	CB-113	
CB-115	404.55	18" 15"	399.45 (SE) 396.48 (NE)	394.22 (SW)	18"	CB-113	
CB-117	404.75			399.56 (NW)	18"	CB-115	
CB-118	406.13	15" 24"	398.03 (W) 392.48 (NE)	392.28 (SE)	24"	CB-114	
CB-119	405.40	24" 15"	398.06 (NW) 399.60 (SE)	392.86 (SW)	24"	CB-118	
CB-127	400.50	30"	386.13 (E)	386.03 (W)	30"	CB-109	
CB-128	397.85	30" 15" 18"	386.69 (SE) 390.00 (SW) 388.25 (NE)	386.59 (W)	30"	CB-127	
CB-130	397.69	24" 18"	387.80 (SW) 389.50 (NE)	387.60 (NW)	24"	TCB-129	
CB-131	398.13	18" 18"	388.04 (S) 388.44 (E)	387.94 (NE)	24"	CB-130	

		STRU	JCTURE DAT	A TABLE		
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT TO NODE
CB-132	398.20	18"	390.73 (N)	390.53 (W)	18"	CB-131
CB-133	398.32	15"	391.20 (E)	391,00 (S)	18"	CB-132
CB-140	404.25		· · ·	393.55 (SW)	18"	DI-139
CB-147	396.08	18"	387.3 <del>8 (</del> €)	387.18 (SW)	18"	CB-101
CB-153	396.67	18"	385.20 (SW)	385.00 (SE)	18"	FES-152
CB-153A	396.35			388.00 (NE)	18"	CB-153
CB-154	394.31	18"	388.00 (E)	387.80 (W)	18"	CB-147
CB-155	393.43			388.41 (W)	18"	CB-154
CB-163	404.63			399.88 (NW)	15"	CB-119
CB-164	396.22			391.47 (NE)	15"	DCB-102
DCB-102	395.83	36" 18" 15"	383.44 (NE) 385.77 (NW) 390.16 (SW)	383.24 (SE)	36"	CB-101
DDI-143	393.42	15" 15"	389.45 (SW) 389.56 (SE)	389.35 (NE)	18"	DI-142
DI-120	394.64	15" 18"	386.64 (SW) 386.64 (NE)	386.44 (SE)	18"	DCB-102
DI-121	394.97			387.53 (NE)	15"	DI-120
DI-122	389.71			386.50 (W)	18"	DI-156
DI-123	402.15	15"	391.77 (N)	391.57 (SE)	15"	CB-107
DI-124	404.23			395.04 (S)	15"	DI-123
DI-125	405.16			399.44 (E)	15"	CB-118
DI-126	403.10	18"	398.71 (NE)	398.51 (SE)	24"	CB-119
DI-134	397.76	15"	392.14 (E)	391.94 (W)	15"	CB-133
DI-135	397.67	18"	389.87 (NE)	389.77 (SW)	18"	CB-130
DI-136	399.36	18" 15"	391.00 (N) 391.00 (E)	390.80 (SW)	18"	DI-135
DI-137	399.98	18"	391.87 (N)	391.77 (S)	18"	DI-136

0.60% RCP 1.63% RCP

0.50% RCP

0.50% RCP

0.50% RCP

1.84% RCP

5.24% RCP 0.50% RCP 0.85% RCP

3.36% RCP
0.50% RCP
1.00% RCP
1.98% RCP
0.52% RCP
3.98% RCP

0.68% RCP

0.50% RCP )' 0.50% RCP

DDI-143 TO DI-146 | 15" | 102.20' | 1.26% | RCP

			STRU	JCTURE DAT	A TABLE		
PIPE OUT TO NODE	STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT TO NODE
CB-131	DI-138	400.66	18"	392.55 (NE)	392.45 (S)	18"	DI-137
CB-132	DI-139	401.93	18"	393.08 (NE)	392.98 (SW)	18"	DI-138
DI-139	DI-141	396.11	18"	388.39 (S)	388.29 (N)	18"	CB-131
CB-101	DI-142	394.20	18"	388.92 (SW)	388.82 (N)	18"	DI-141
FES-152	DI-144	394.20	15"	390.08 (S)	389.98 (NE)	15"	DDI-143
CB-153	DI-145	394.61			390.61 (N)	15"	DI-144
CB-147	DI-146	394.59	15"	390.95 (SE)	390.85 (NW)	15"	DDI-143
CB-154	DI-150	402.80			399.30 (SW)	18"	DI-126
CB-119	DI-151	404.38			400.13 (NW)	15"	CB-113
DCB-102	DI-156	393,38	18"	385.94 (E)	385.74 (NW)	18"	CB-104
CD 404	DI-158	397,22			389.00 (SW)	18"	DI-120
CB-101	DI-160	399.84			394.41 (W)	15"	DI-136
DI-142	DI-161	396.96			392.64 (W)	15"	DI-134
	FES-100	386.27	36"	382.44 (NE)			
DCB-102	FES-152	386.71	18"	384.50 (NW)			
DI-120	FES-1000	380.98	24"	378.23 (NE)			
DI-156	R-1001	387.90			379.00 (SW)	24"	FES-1000
CB-107	TCB-116	402.70		·	397.75 (SW)	15"	CB-115
DI-123	TCB-129	397.10	24"	387.18 (SE)	387.08 (NW)	30"	CB-128
CB-118	YI-148	393.44			388.75 (SW)	18"	CB-128
CB-119	YI-157	396.90			392.35 (NE)	15"	CB-128
CB-133							
CB-130				\ \			
DI-135				72\			
DI-136							

			STRU	CTURE DA	TA TABLE		
	STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT TO NODE
	DI-296	396.79			392.54 (E)	15"	DI-295
	DI-297	385.49	18"	381.70 (S)	381.50 (N)	18"	DI-293
	DI-298	389.62			385.12 (N)	18"	DI-297
	DI-299	395.73	18"	391.70 (N)	391.50 (S)	18"	DI-237
	DI-2000	401.37			397.50 (S)	18"	DI-299
	DI-2001	377.00	15"	371.80 (N)	371.60 (S)	15"	DI-2008
	DI-2002	382.00	15"	378.20 (N)	378.00 (S)	15"	DI-2001
	DI-2003	384.91			380.19 (S)	15"	DI-2002
	DI-2004	379.50	15"	375.85 (N)	375.65 (E)	15"	CB-203
	DI-2005	385.58			380.77 (S)	15"	DI-2004
(	DI-2007	396.56			392.50 (SW)	15"	CB-2006
	DI-2008	374.82	15"	365,88 (N)	365.68 (S)	15"	DMH-251
	DMH-251	372.02	30" 15"	362.00 (W) 365.00 (N)	355.00 (E)	30"	FES-250
	FES-200		36"	351.25 (N)			
	FES-250		30"	351.50 (W)			
	FES-2000		24"	345.10 (N)			
	R-2001				346.00 (S)	24"	FES-2000
	TCB-222	393.48	24"	388.67 (S)	388.47 (E)	24"	DCB-221
	TCB-268	384.00	24" 15"	374.20 (E) 376.25 (S)	374.00 (N)	24"	CB-267

STRUCTURE DATA TABLE

INV. IN

CB-204 381.20 18" 365.92 (E) 365.82 (SW) 18" CB-203

24" 378.70 (NW) 15" 380.78 (NE)

24" 382.66 (NW) 15" 383.51 (NE)

CB-213 392.64 24" 385.63 (NW) 385.53 (S)

CB-215 394.55 18" 389.80 (SW) 387.70 (E)

CB-218 | 396.49 | 15" | 392.37 (W) | 392.12 (E)

CB-214 394.54 18" 387.30 (W) 386.75 (N)

CB-216 395.25 18" 391.00 (W) 391.00 (SW)

CB-212 | 391.83 | 24" | 385.14 (N) | 385.04 (SE) | 24" | CB-209

CB-219 401.08 15" 396.24 (SW) 396.04 (E) 15" CB-218

INV. OUT

364.54 (S)

375.17 (S)

386.55 (SE)

390.80 (NE)

STRUCTURE RIM PIPE IN NAME ELEV. SIZE

CB-206 383.54

CB-207 385.65

CB-208 385.72

CB-209 389.00

CB-210 389.01

CB-224 394.48

CB-203 380.72 24" 371.00 (N) 365.54 (NE)

CB-205 383.25 24" 375.27 (N) 379.07 (NE)

PIPE OUT PIPE OUT SIZE TO NODE

30" DCB-202

24" CB-203

CB-213

18" CB-214

379.50 (SW) 15" CB-205

378.60 (S) 24" CB-205

380.92 (SW) 15" CB-207

382.46 (SE) 24" CB-207

391.17 (NE) 15" CB-216

396.41 (NE) 15" CB-219

					100 222							
	15" 15"	390.07 (W) 390.90 (N)	389.00 (S)	24"	DCB-221	] [	CB-271	385.88	1	5" 37	8.15 (E)	377.95 (W)
	10		390.25 (E)	15"	CB-224	<del> </del>	CB-272	391.61	1	5" 37	8.77 (E)	378.57 (N)
			1 222.22 (2)	1 10	00 221	_						
	STRU	CTURE DAT	TA TABLE						PIPE	TABLE		
	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT TO NODE		NAME	-	SIZE	LENGTH	SLOPE	MATERIAL
			392.54 (E)	15"	DI-295		CB-203 TO CB-		18"	28,28'	1.00%	RCP
	18"	381.70 (S)	381.50 (N)	18"	DI-293		CB-203 TO CB-		24"	81.43'	5.12%	RCP
			385.12 (N)	18"	DI-297		CB-203 TO DI-2	-+	15"	144.54'	0.56%	RCP
	18"	391.70 (N)	391.50 (S)	18"	DI-237		CB-204 TO DI-	228	18"	137.00'	1.00%	RCP
	10	391.70 (14)	, ,				CB-205 TO CB-	-206	15"	28.49'	1.50%	RCP
			397.50 (S)	18"	DI-299		CB-205 TO CB-	-207	24"	76.88'	4.33%	RCP
	15"	371.80 (N)	371.60 (S)	15"	DI-2008		CB-207 TO CB-	-208	15"	27.34'	0.51%	RCP
	15"	378.20 (N)	378.00 (S)	15"	DI-2001		CB-207 TO CB-	-209	24"	106.77'	3.52%	RCP
			380.19 (S)	15"	DI-2002		CB-209 TO CB-	-210	15"	27.00'	1.12%	RCP
	15"	375.85 (N)	375.65 (E)	15"	CB-203	$\wedge$	CB-209 TO CB-	-212	24"	95.23'	2.50%	RCP
_			380.77 (S)	15"	DI-2004	$\sqrt{24}$	CB-212 TO CB-	-213	24"	38.74'	1.01%	RCP
		<b>V V</b>	392.50 (SW)	15"	CB-2006		CB-213 TO CB-	-214	24"	66.06'	1.39%	RCP
	15"	365.88 (N)	365.68 (S)	15"	DMH-251		CB-214 TO CB-	-215	18"	35.00'	1.15%	RCP
		362.00 (W)			DIVITI 201		CB-214 TO DCE	3-221	24"	139.26'	0.96%	RCP
	30" 15"	365.00 (N)	355.00 (E)	30"	FES-250		CB-215 TO CB-	-216	18"	42.03'	2.38%	RCP
	36"	351.25 (N)					CB-216 TO CB-	217	15"	27.01'	0.64%	RCP
	30"	351.50 (W)					CB-216 TO CB-	-218	18"	66.89'	1.67%	RCP
	24"	345.10 (N)					CB-218 TO CB-	-219	15"	200.10'	1.83%	RCP
	,	- (-7	346.00 (S)	24"	FES-2000		CB-219 TO CB-	-220	15"	31.34'	0.54%	RCP
	1		UTU.UU (U)	<b>24</b>	E3-2000			-	$\overline{}$			+

PIPE TABLE										
NAME	SIZE	LENGTH	SLOPE	MATERIAL						
CB-2010 TO AD-2011	8"	70.77'	0.50%	HDPE						
DCB-202 TO CB-203	30"	78.32'	0.98%	RCP						
DCB-221 TO CB-224	24"	84.89'	0.80%	RCP						
DCB-221 TO TCB-222	24"	35,00'	0.51%	RCP						
DCB-258 TO CB-259	18"	45.73'	1.36%	RCP						
DI-201 TO DCB-202	30"	22.49'	2.00%	RCP						
DI-228 TO DI-229	18"	65.22'	1.00%	RCP						
DI-229 TO DI-230	18"	91.98'	1.00%	RCP						
DI-230 TO DI-231	18"	114.37'	1.00%	RCP						
DI-231 TO DI-232	18"	125.29'	3.91%	RCP						
DI-232 TO DI-233	18"	107.21'	5.60%	RCP						
DI-233 TO DI-234	15"	91.94'	3.94%	RCP						
DI-234 TO DI-235	15"	168.36'	4.43%	RCP						
DI-236 TO DI-237	18"	54.97'	0.52%	RCP						
DI-236 TO DI-238	18"	224.47'	2.99%	RCP						
DI-237 TO DI-299	18"	71.63'	0.55%	RCP						
DI-276 TO DI-277	15"	93.80'	3.38%	RCP						
DI-277 TO DI-278	15"	100.00'	2.15%	RCP						
DI-290 TO DI-291	15"	68.73'	4.73%	RCP						
DI-291 TO DI-292	15"	88.60'	4.25%	RCP						

CB-223 TO DI-236 24" 104.31' 0.50% RCP

AD-2009	8"	74.79'	0.64%	HDPE
CB-279	24"	46.29'	0.65%	RCP
	,	,		•
	PIP	E TABLE	<b>=</b>	
NAME	SIZE	LENGT	H SLC	PE MATER
-293 TO DI-294	15"	58.16	7.6	3% RCP
I-293 TO DI-297	18"	89.62	1.1	3% RCP
-294 TO DI-295	15"	114.04	2.4	0% RCP
295 TO DI-296	15"	140.3	3.1	8% RCP
I-297 TO DI-298	18"	147.46	5' 2.3	2% RCP
I-299 TO DI-2000	18"	146.78	3.9	5% RCP
DI-2001 TO DI-2002	15"	116.23	3' 5.3	3% RCP
DI-2002 TO DI-2003	15"	50.45	3.9	4% RCP
DI-2004 TO DI-2005	15"	132.08	3.7	2% RCP
DI-2008 TO DI-2001	15"	99.88	5.7	3% RCP
OMH-251 TO CB-25	2 30"	146.6	7.5	6% RCP
DMH-251 TO DI-200	8 15"	22.22	3.0	7% RCP
ES-200 TO DI-201	36"	58.76	1.2	3% RCP
FES-250 TO DMH-25	30"	94.53	3.7	0% RCP
FES-2000 TO R-200	1 24"	78.35	1.1	5% RCP
TCB-222 TO CB-223	3 24"	57.61	' 0.5	0% RCP
TCB-268 TO CB-270	15"	120.16	5' 1.0	2% RCP
CB-268 TO DCB-26	9 24"	26.97	0.9	2% RCP

PIPE TABLE

CB-224 TO CB-225 | 15" | 35.32' | 0.50% | RCP

CB-224 TO CB-226 | 15" | 162.56' | 3.36% | RCP

CB-226 TO CB-227 15" 35.07' 0.50% RCP

CB-252 TO CB-253 24" 112.90' 2.13% RCP

CB-252 TO CB-267 30" 27.04' 0.81% RCP

CB-253 TO CB-254 24" 98.11' 1.38% RCP

CB-254 TO CB-255 24" 121.84' 1.54% RCP

CB-255 TO CB-256 24" 55.22' 0.96% RCP

CB-256 TO CB-257 18" 78.86' 2.70% RCP

CB-256 TO DI-276 15" 69.90' 2.60% RCP

CB-263 TO CB-264 | 15" | 26.33' | 0.80% | RCP

CB-265 TO CB-266 | 15" | 35.01' | 0.80% | RCP

CB-255 TO DCB-258

CB-259 TO CB-260

CB-259 TO CB-261

CB-261 TO CB-262

CB-262 TO CB-263

CB-262 TO CB-265

24" 35.00' 0.86% RCP

15" 35.00' 1.57% RCP

18" 75.26' 3.04% RCP

15" 35.02' 0.80% RCP

15" 78.98' 0.73% RCP

82.20' 4.12% RCP

NAME SIZE LENGTH SLOPE MATERIAL

			A TABLE	JCTURE DAT	STRU		
	PIPE OUT TO NODE	PIPE OUT SIZE	INV. OUT	INV. IN	PIPE IN SIZE	RIM ELEV.	STRUCTURE NAME
	CB-224	15"	396.37 (S)	396.57 (W)	15"	400.65	CB-226
]	CB-226	15"	396.75 (E)			400.58	CB-227
	DMH-251	30"	373.08 (E)	373.28 (W) 376.79 (N)	30" 24"	384.38	CB-252
]	CB-252	24"	379.20 (S)	380.95 (N)	24"	386.49	CB-253
	CB-253	24"	382.30 (S)	382.40 (NE)	24"	388.52	CB-254
	CB-254	24"	384.28 (SW)	384.85 (W) 384.38 (N)	24" 24"	390.80	CB-255
	CB-255	24"	384.91 (S)	386.66 (NW) 385.41 (N)	15" 18"	391.87	CB-256
]	CB-256	18"	387.54 (S)			393.39	CB-257
	DCB-258	18"	386.27 (NE)	386.47 (S) 386.47 (W)	15" 18"	391.20	CB-259
1/	CB-259	15"	387.02 (N)			391.21	CB-260
$\frac{1}{4}$	CB-259	18"	389.86 (E)	389.96 (NW)	18"	394,52	CB-261
	CB-261	18"	392.25 (SE)	392.45 (S) 392.64 (W)	15" 15"	396.88	CB-262
	CB-262	15"	392.73 (N)	392.83 (S)	15"	396.86	CB-263
]	CB-263	15"	393.04 (N)			396.56	CB-264
]	CB-262	15"	393.22 (E)	393.42 (S)	15"	397.85	CB-265
	CB-265	15"	393.70 (N)	393.80 (SW)	8"	397.84	CB-266
	CB-252	30"	373.50 (E)	373.75 (S) 373.70 (NW)	24" 24"	384.37	CB-267
	TCB-268	15"	377.48 (N)	377.68 (E) 377.68 (S)	15" 15"	385.94	CB-270
	CB-270	15"	377.95 (W)	378.15 (E)	15"	385.88	CB-271
]	CB-270	15"	378.57 (N)	378.77 (E)	15"	391.61	CB-272

SCM 2

	STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT TO NODE
	CB-273	391.63	15"	380.60 (E)	378.90 (W)	15"	CB-272
	CB-279	386.77	24" 18"	374.20 (N) 378.86 (W)	374.00 (SE)	24"	CB-267
	CB-280	386.78	18"	379.10 (NE)	374.50 (S)	24"	CB-279
	CB-281	385.90	15"	379.67 (N)	379.47 (SW)	18"	CB-280
	CB-282	387.00	15"	380.94 (NW)	380.74 (S)	15"	CB-281
	CB-283	390.51	18" 18"	383.07 (W) 379.85 (S)	379.65 (E)	18"	CB-279
	CB-285	392.15	18"	385.54 (W)	385.44 (E)	18"	CB-283
	CB-286	393.69	15" 15"	387.95 (NE) 387.95 (W)	387.64 (E)	18"	CB-285
	CB-287	393.67	15"	388.20 (N)	388.10 (SW)	15"	CB-286
	CB-288	393.66			389.15 (S)	15"	CB-287
	CB-289	396.85	15"	390.35 (NE)	390.15 (E)	15"	CB-286
	CB-2006	396.33	15" 15"	391.75 (NE) 391.10 (N)	390.51 (SW)	15"	CB-289
	CB-2010	397.62	8"	391.97 (N)	391.39 (S)	15"	CB-2006
/	DCB-202	379. <del>67</del>	30	363.77 (N)	363.67 <del>(S)</del>	30"	DI-201
	DCB-221	393.48	24" 24"	388.29 (W) 388.32 (N)	388.09 (S)	24"	CB-214
	DCB-258	390.80	18"	385.65 (SW)	385.15 (E)	24"	CB-255
	DCB-269	384.04			374.45 (W)	24"	TCB-268
	DI-201	376.59	30"	363.22 (N)	352.00 (S)	36"	FES-200
	DI-228	379.24	18"	367.49 (N)	367.29 (W)	18"	CB-204
Ī	DI-229	376.78	18"	368.24 (N)	368.14 (S)	18"	DI-228

PIPE TABLE

CB-267 TO TCB-268 24" 49.30' 0.51% RCP

CB-270 TO CB-271 | 15" | 27.04' | 1.00% | RCP

CB-270 TO CB-272 15" 178.50' 0.50% RCP

CB-271 TO DI-275 | 15" | 133.35' | 1.39% | RCP

CB-272 TO CB-273 15" 26.99' 0.50% RCP

CB-273 TO DI-274 15" 79.57' 0.50% RCP

CB-279 TO CB-280 24" 27.00' 1.11% RCP

CB-279 TO CB-283 | 18" | 89.27' | 0.88% | RCP CB-280 TO CB-281 18" 44.85' 0.82% RCP

CB-281 TO CB-282 15" 59.41' 1.80% RCP

CB-282 TO DI-290 | 15" | 34.75' | 6.88% | RCP

CB-283 TO CB-285 | 18" | 69.27' | 3.43% | RCP

CB-283 TO DI-293 18" 77.38' 0.50% RCP

CB-285 TO CB-286 | 18" | 74.03' | 2.84% | RCP

CB-286 TO CB-287 | 15" | 27.01' | 0.56% | RCP

CB-286 TO CB-289 | 15" | 146.68' | 1.50% | RCP

CB-287 TO CB-288 | 15" | 24.63' | 3.86% | RCP

CB-289 TO CB-2006 15" 29.46' 0.53% RCP

SIZE LENGTH SLOPE MATERIAL

STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OU TO NO
DI-230	377.50	18"	369.26 (NW)	369.16 (S)	18"	DI-229
DI-231	376.31	18"	370.50 (NW)	370.40 (SE)	18"	DI-230
DI-232	381.52	18"	375.50 (NW)	375.40 (SE)	18"	DI-231
DI-233	386.73	15"	381.75 (N)	381.50 (SE)	18"	DI-232
DI-234	392.16	15"	385.58 (N)	385.38 (S)	15"	DI-233
DI-235	398.17			393.03 (S)	15"	DI-234
DI-236	396.56	18" 18"	389.88 (N) 391.78 (NW)	389.68 (E)	24"	CB-22
DI-237	394.75	18"	391.10 (N)	390.17 (S)	18"	DI-236
DI-238	402.00			398.50 (SE)	18"	DI-236
DI-274	385.65			381.00 (W)	15"	CB-27
DI-275	384.04			380.00 (W)	15"	CB-27
DI-276	393.28	15"	388.68 (W)	388.48 (SE)	15"	CB-25
DI-277	396.12	15"	391.95 (W)	391.85 (E)	15"	DI-276
DI-278	398.33			394.10 (E)	15"	DI-277
DI-290	388.14	15"	383.53 (W)	383.33 (SE)	15"	CB-28
DI-291	390.96	15"	386.98 (W)	386.78 (E)	15"	DI-290
DI-292	394.59			390.75 (E)	15"	DI-29 <sup>-</sup>
DI-293	383.89	15" 18"	380.60 (W) 380.44 (S)	380.24 (N)	18"	CB-28
DI-294	388.87	15"	385.24 (W)	385.04 (E)	15"	DI-293
DI-295	392.33	15"	388.08 (W)	387.98 (E)	15"	DI-294

DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

PARKER RIDGE
82 SCHOOL STREET
LESVILLE / NORTH CAROLINA / 275

(1 OF 2) ORM

Jummunin C	SEAL 028892 POFESSIONAL O28892 POFESSIONAL O28892	THAT IS
	SEAL 028892	ANTITAL
	OF BRA M. FERM	, III.
	THE TANK THE THE	-2-25

ST

ന	BRA M. FERMINI-1-2-25
	FILE NUMBER: 8430-03
	DATE: 12/05/2024
Know what's below.  Call before you dig.	C4-7

		10	] 303.	30 (IVL)						
CB-131	398.13	18 18		.04 (S) .44 (E)	387.94 (NE)	24"	CB-130			
		PIPI	E TABLE						PIPE	ETABLE
NAME		SIZE	LENGTH	SLOPE	MATERIAL		NAM	E	SIZE	LENGTI
CB-101 TO CI	B-147	18"	47.80'	3.04%	RCP		CB-115 TO	DCB-116	15"	101.81
CB-101 TO TO	B-102	36"	27.02'	0.50%	RCP		CB-118 TO	CB-119	24"	63.17'
CB-103 TO CI	B-104	18"	28.22'	0.50%	RCP		CB-118 TC	DI-125	15"	86.36'
CB-103 TO CI	B-105	30"	60.86'	0.50%	RCP		CB-119 TC	DI-126	24"	89.76'
CB-104 TO D	I-156	18"	24.75'	0.89%	RCP		CB-127 TO CB-128		30"	91.63'
CB-105 TO CI	B-106	18"	28.91'	0.50%	RCP		CB-128 TO DCB-129		30"	77.54'
CB-105 TO CI	B-107	30"	68,34'	0.50%	RCP		CB-128 TO YI-148		18"	27.21'
CB-107 TO CI	B-108	18"	28.99'	1.95%	RCP		CB-128 TC	) YI-157	15"	44.84'
CB-107 TO CI	B-109	30"	85.91'	0.62%	RCP		CB-130 TO	CB-131	24"	27.01'
CB-107 TO D	I-123	15"	116.76'	0.54%	RCP		CB-130 TO DI-135		18"	31.87'
CB-109 TO CI	B-110	24"	39.10'	0.50%	RCP		CB-131 TO CB-132		18"	62.17'
CB-109 TO CI	B-127	30"	70.28'	0.50%	RCP		CB-131 TC	DI-141	18"	49.93'
CB-110 TO C	B-111	24"	110.53'	0.59%	RCP		CB-132 TO CB-133		18"	27.00'
CB-111 TO CI	B-112	15"	27.01'	1.88%	RCP		CB-133 TC	DI-134	15"	37.54'
CB-111 TO CI	B-113	24"	82.07'	0.56%	RCP		CB-147 TO	CB-154	18"	80.81'
CB-113 TO CI	B-114	24"	27.05'	0.50%	RCP		CB-153 TO	CB-153A	18"	70.42'
CB-113 TO CI	B-115	18"	62.12'	0.72%	RCP		CB-154 TO	CB-155	18"	60.52'
CB-113 TO D	I-151	15"	34.44'	2.92%	RCP		DCB-129 TC	CB-130	24"	84.94'
CB-114 TO CI	B-118	24"	24.76'	0.50%	RCP		DDI-143 TC	DI-144	15"	105.80

STORM STRUCTURE NOTES:

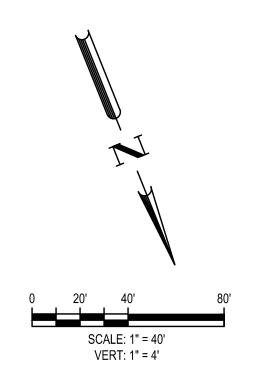
 FES = FLARED END SECTION DI = GRATED YARD INLET CB = CATCH BASIN DCB = DOUBLE CATCH BASIN

CB-115 TO CB-117 18" 17.58' 0.66% 18" RCP

- TCB = TRIPLE CATCH BASIN HW = HEADWALL PE = PIPE END
- 1. ALL YARD INLETS SHALL HAVE 4'X4' INSIDE DIMENSION UNLESS OTHERWISE NOTED. RIM ELEVATION GIVEN FOR DI IS FLOW LINE. 3. RIM ELEVATION GIVEN FOR YI IS FLOW LINE, NOT TOP OF SLAB. 4. RIM ELEVATION GIVEN FOR CB IS TOP OF CURB, NOT FLOW LINE. PIPE LENGTH INCLUDES FES LENGTH.

NOTE: HP STORM (POLYPROPYLENE) PIPE THAT EXCEEDS OR MEETS ASTM F2881 AND AASHTO M330 MAY BE USED IN LIEU OF RCP IN ALL AREAS EXCEPT SCM OUTLET PIPE.

		RIP RAP DI	SSIPATOR SUMMAR	Y TABLE		
OUTLET	MEDIAN STONE DIAMETER (D50)	MINIMUM APRON LENGTH	WIDTH AT PIPE	WIDTH AT END	MAX STONE DIAMETER	APRON THICKNESS
FES100	0.60 FT	19.00 FT	9.00 FT	22.00 FT	0.90 FT	1.35 FT
FES152	0.25 FT	9.00 FT	4.50 FT	10.50 FT	0.38 FT	0.56 FT
FES200	0.85 FT	19.00 FT	9.00 FT	22.00 FT	1.28 FT	1.91 FT
FES250	0.66 FT	12.00 FT	7.50 FT	14.50 FT	0.99 FT	1.49 FT
FES300	0.85 FT	19.00 FT	9.00 FT	22.00 FT	1.28 FT	1.91 FT
FES350	0.85 FT	19.00 FT	9.00 FT	22.00 FT	1.28 FT	1.91 FT
FES400	0.55 FT	11.00 FT	6.00 FT	13.00 FT	0.83 FT	1.24 FT
FES450	0.85 FT	16.00 FT	7.50 FT	18.50 FT	1.28 FT	1.91 FT
FES475	0.50 FT	9.00 FT	3.75 FT	10.25 FT	0.75 FT	1.13 FT
FES1000	0.60 FT	18.00 FT	6.00 FT	20.00 FT	0.90 FT	1.35 FT
FES2000	0.50 FT	20.00 FT	6.00 FT	22.00 FT	0.75 FT	1.13 FT
HW3001	0.60 FT	19.00 FT	6.00 FT	24.00 FT	0.90 FT	2.81 FT
FES3003	0.33 FT	12.00 FT	9.00 FT	15.00 FT	0.50 FT	0.74 FT
HW4000	0.40 FT	12.00 FT	6.00 FT	14.00 FT	0.60 FT	0.90 FT
HW4020	0.55 FT	12.00 FT	6.00 FT	14.00 FT	0.83 FT	1.24 FT
FES4100	0.33 FT	12.00 FT	3.75 FT	13.25 FT	0.50 FT	0.74 FT
CULVERT 1	0.83 FT	40.00 FT	30.00 FT	30.00 FT	1.25 FT	1.88 FT
CULVERT 2	0.67 FT	30.00 FT	20.00 FT	15.00 FT	1.00 FT	1.50 FT
CULVERT 3	0.67 FT	18.80 FT	12.00 FT	10.00 FT	1.00 FT	1.50 FT
CULVERT 4	0.83 FT	40.00 FT	20.00 FT	20.00 FT	1.25 FT	1.88 FT
FESB104	0.25 FT	8.00 FT	3.75 FT	9.25 FT	0.38 FT	0.56 FT
FESB106	0.25 FT	8.00 FT	3.75 FT	9.25 FT	0.38 FT	0.56 FT
FES606	0.25 FT	8.00 FT	3.75 FT	9.25 FT	0.38 FT	0.56 FT
FES609	0.25 FT	8.00 FT	3.75 FT	9.25 FT	0.38 FT	0.56 FT
PE600	0.25 FT	8.00 FT	3.75 FT	9.25 FT	0.38 FT	0.56 FT
PE6000	0.25 FT	8.00 FT	3.75 FT	9.25 FT	0.38 FT	0.56 FT
HW1101	0.50 FT	9.00 FT	4.50 FT	10.50 FT	0.75 FT	1.13 FT
FES1300	0.50 FT	9.00 FT	4.50 FT	10.50 FT	0.75 FT	1.13 FT
FES1400	0.50 FT	12.00 FT	6.00 FT	14.00 FT	0.75 FT	1.13 FT
PE-1500	0.40 FT	12.00 FT	4.50 FT	13.50 FT	0.60 FT	0.90 FT



# CARVED STONE COURT

STA: 9+50.00 TO STA:16+50.00 PVI STA:11+24.53 PVI ELEV:390.42 \_\_\_K:34.18 \_\_\_ 100.00' VC =15" RCP @ 0.50% CONNECT TO HYDRANT LEG 15" RCP @ 1.50% POINT OF CONNECTION TO LONG MELFORD DR \_\_  $\sqsubset$  ROUTE WATER MAIN UNDER STORM DRAIN  $^-$ USING FOUR 45° VERTICAL BENDS (TYP) — — -8" GATE VALVE — 8" SDR 35 @ 1.42% - 375 STA NV INV 401.89 366 (382)

10+00

10+50

11+00

11+50

12+00

12+50

13+00

13+50

14+00

14+50

15+00

16+00

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 <u>See digital signature</u>

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

City of Raleigh Public Utilities Department Permit # S-5439 Authorization to Construct See digital signature

CITY OF RALEIGH - PLANS AUTHORIZED FOR 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. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval

Raleigh Water Review Officer



4 6 4 DESIGNED BY: DF/CD

DRAWN BY: DF/JWM

REVIEWED BY: DF

PARKER RIDGE
82 SCHOOL STREET
SVILLE / NORTH CAROLINA / 278



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

C6-0