

CONSTRUCTION INFRASTRUCTURE DRAWINGS

PARKER RIDGE

82 SCHOOL STREET ROLESVILLE, NORTH CAROLINA 27571



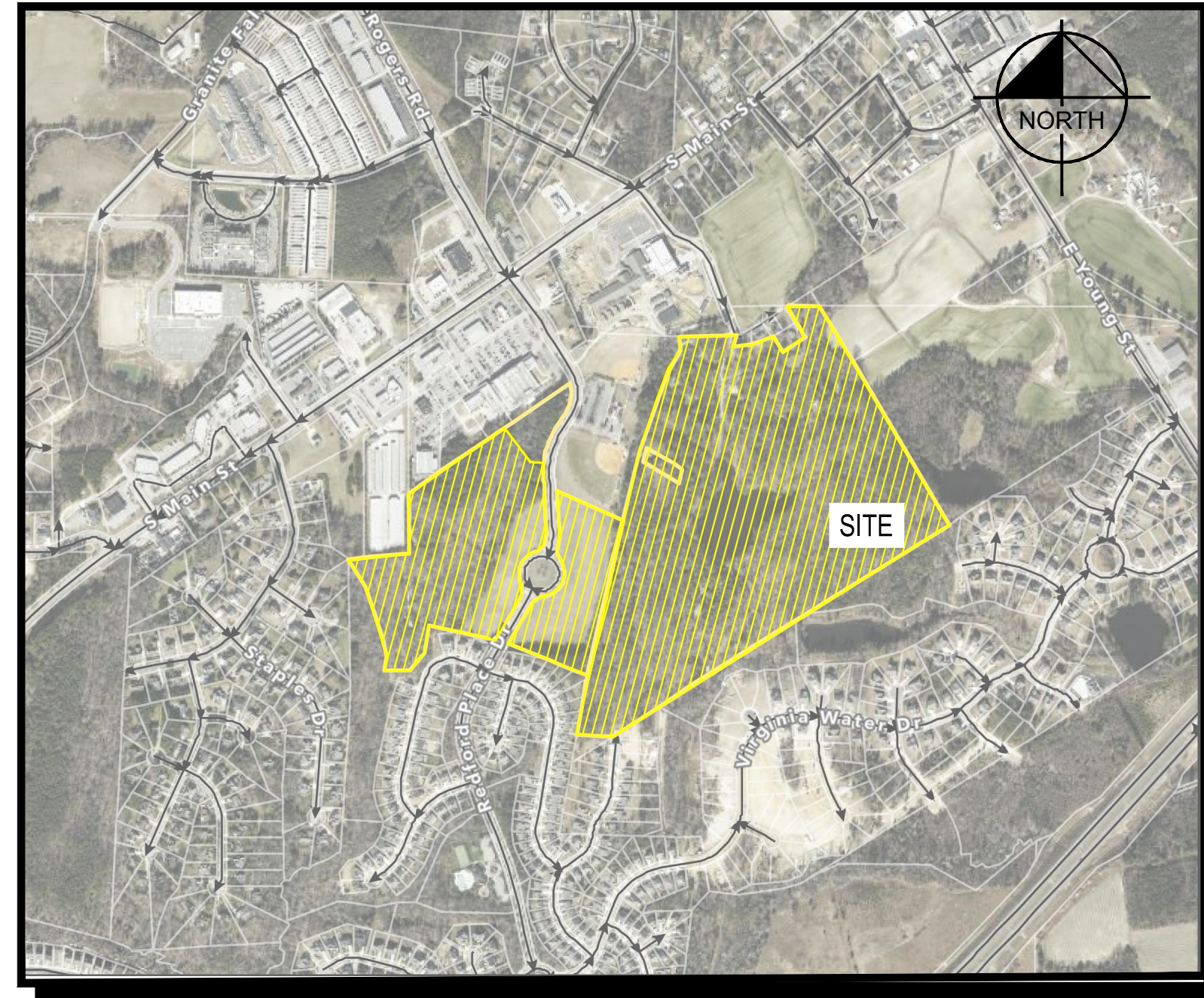
CID-23-06 / Construction Infrastructure Drawing / Parker Ridge

APPROVED Date: March 12, 2024

Town of Rolesville Planning Department

TOWN OF ROLESVILLE CASE NUMBER: PSP23-02 PREVIOUS REZONING APPLICATION: MA22-03

- 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



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

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

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

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). THE PLAN SET BY MCDAMAS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND HAS AN ASSIGNED PERMIT NUMBER OF S-4978. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND HAS AN ASSIGNED PERMIT NUMBER OF S-5037. LOTS WITHIN PARKER RIDGE PHASES 1B AND 2A WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER 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.

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. 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 all Local, State, and Federal Rules and Regulations.

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
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.

City of Raleigh Public Utilities Department Permit # S-5439

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

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

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



Know what's below. Call before you dig.

PSP-23-02 CID-23-06

SHEET LIST TABLE with columns SHEET NUMBER and SHEET TITLE. Includes sheets C0-0 to C6-4.

Table with columns SHEET NUMBER and SHEET TITLE. Includes sheets C6-5 to L4-1.

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), 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.

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

- 1. DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT C CONCEPT PLAN...
2. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL HIGH DENSITY (THE "RH PARCEL")...
3. THE RH PARCEL SHALL HAVE A MAXIMUM OF 100 TOWNHOUSE DWELLINGS...
4. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL MEDIUM DENSITY (THE "RM PARCEL")...
5. THE RM PARCEL SHALL HAVE A MAXIMUM OF 170 SINGLE-FAMILY DETACHED DWELLINGS...
6. A SINGLE FAMILY DETACHED HOME SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR HOMES...
7. THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN...
8. PERIMETER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN...
9. ALL SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES...

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
TOTAL 41.78 AC

OPEN SPACE CALCULATIONS

RH DISTRICT OPEN SPACE CALCULATIONS
RH DISTRICT AREA 27.50 AC
REQUIRED OPEN SPACE (15%) 4.13 AC
PROVIDED OPEN SPACE 10.97 AC
REQUIRED ACTIVE OPEN SPACE (50% OF OPEN SPACE) 2.06 AC
PROVIDED ACTIVE OPEN SPACE 2.13 AC
REQUIRED PASSIVE OPEN SPACE 2.06 AC
PROVIDED PASSIVE OPEN SPACE 8.84 AC

RM CLUSTER DISTRICT OPEN SPACE CALCULATIONS

RM CLUSTER DISTRICT AREA 57.89 AC
REQUIRED TOTAL OPEN SPACE (12%) 6.95 AC
PROVIDED TOTAL OPEN SPACE 18.57 AC
REQUIRED ACTIVE OPEN SPACE (50% OF REQUIRED OPEN SPACE) 3.47 AC
PROVIDED ACTIVE OPEN SPACE 3.51 AC
REQUIRED PASSIVE OPEN SPACE 3.47 AC
PROVIDED PASSIVE OPEN SPACE 15.06 AC

PARKING CALCULATIONS
WEST SIDE # UNITS SINGLE DW DOUBLE DW DRIVEWAY GUEST OFFSITE TOTAL TOTAL
STREET TREE MOSS CT 38 24 14 52 10 34 86 90
ALLEY 2 8 0 0 8 16 3 2 18 19
ALLEY 3 9 0 0 9 18 7 3 21 25
EAST SIDE CARVED STONE CT 13 7 6 19 4 11 30 31
ALLEY 4 12 0 0 12 24 3 3 27 27
ALLEY 1 20 0 0 20 40 5 5 45 45
GRANITE KNOLL CT 14 8 6 20 4 12 32 32
FUTURE CLUBHOUSE* 6 6 6 6 6 6
TOTAL 189 36 70 265 275

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

WATER AND SEWER INFRASTRUCTURE QUANTITIES

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
SEWER SERVICE STUBS 55 143 78

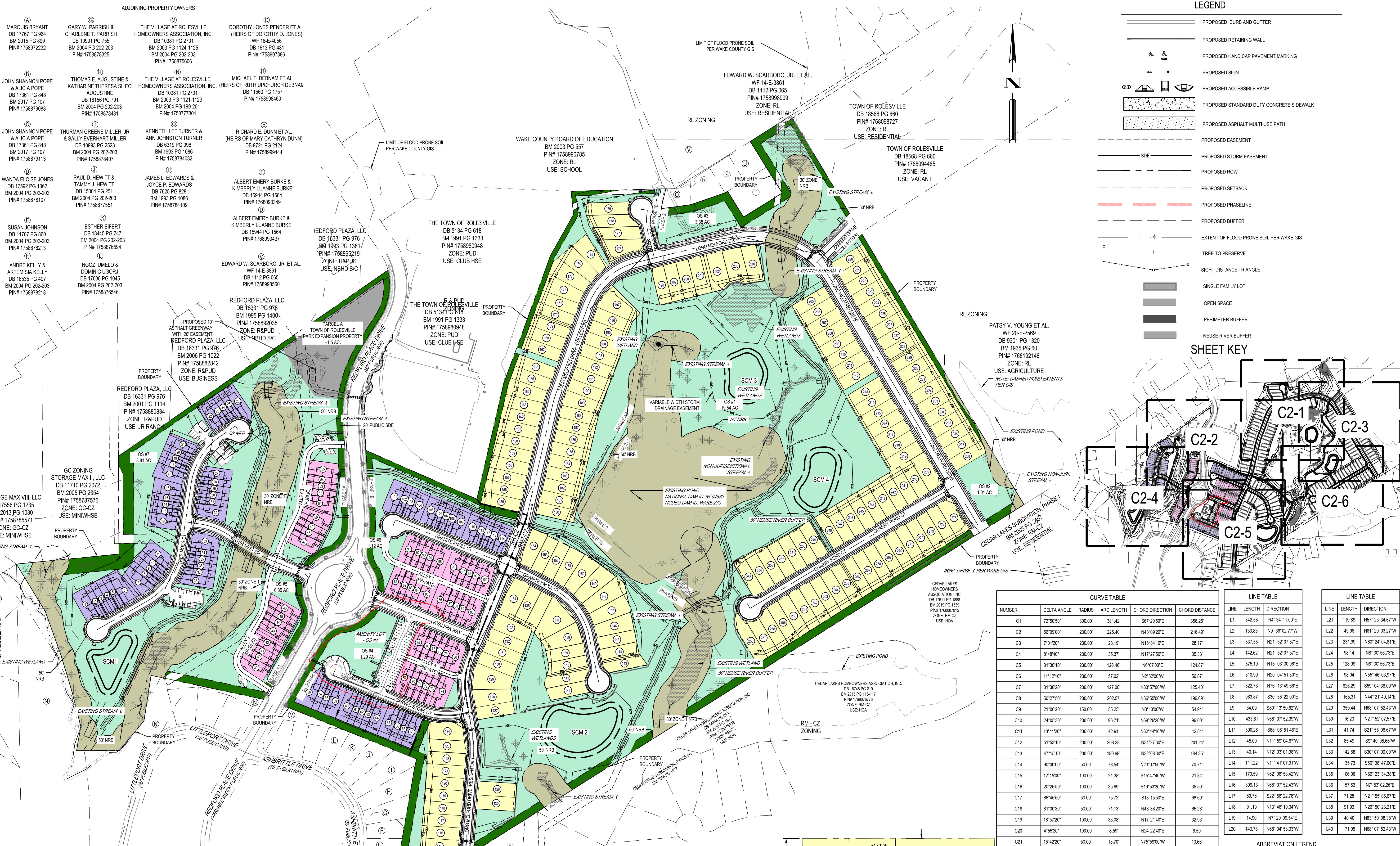
CONDITION NO. 13 OF ZONING CASE MA 22-03 WILL BE FILLED BY A PAYMENT IN LIEU OF CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN CONDITION NO. 13. THE ENGINEER'S OPINION OF THE PROBABLE CONSTRUCTION COST SHALL BE SUBMITTED TO THE TOWN PRIOR TO THE ISSUANCE OF THE 10TH BUILDING PERMIT...
NEAR 'ACCESS C'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

PROJECT OWNER AND CONSULTANT INFORMATION
DEVELOPER: LENNAR CORPORATION
ENGINEER: BGE, INC
BOUNDARY SURVEYOR: JOHNSON, MIRIRAN & THOMPSON, INC.
TOPOGRAPHIC SURVEYOR: ADVANCED CIVIL DESIGN, INC.

Vertical sidebar containing revision table, designer information (BCE, LENNAR CORP), project address (1100 PERIMETER PARK DRIVE, SUITE 112), and professional seal (SEAL 028892).

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G:\INCA\Projects\Lennar\8430-03 - Lennar - School Street - Rolesville\03 - DWG\PlanSheets\On-Site\C3-0 - SITE-PLAN.dwg Layout: 12/5/2024 11:18:51 AM

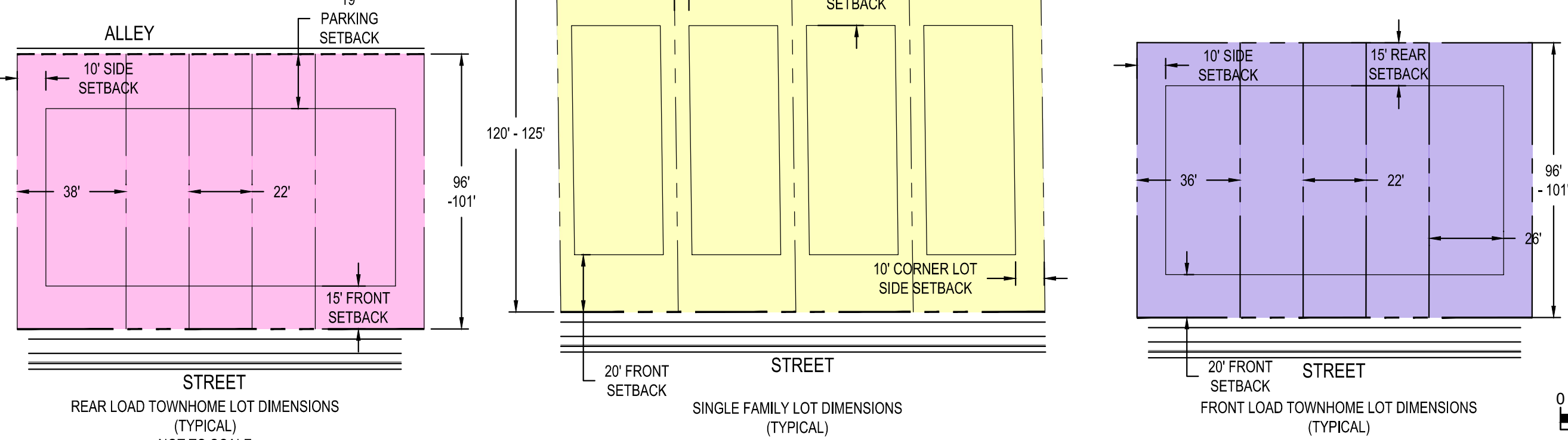


LEGEND

- 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	L4	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	184.39	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/CD
 DRAWN BY: DFW/JWM
 REVIEWED BY: DF

BCE
 5438 WIDE PARK BLVD, SUITE 420
 RALEIGH, NC 27607
 WWW.BCEINC.COM
 NC LICENSE #C-4387

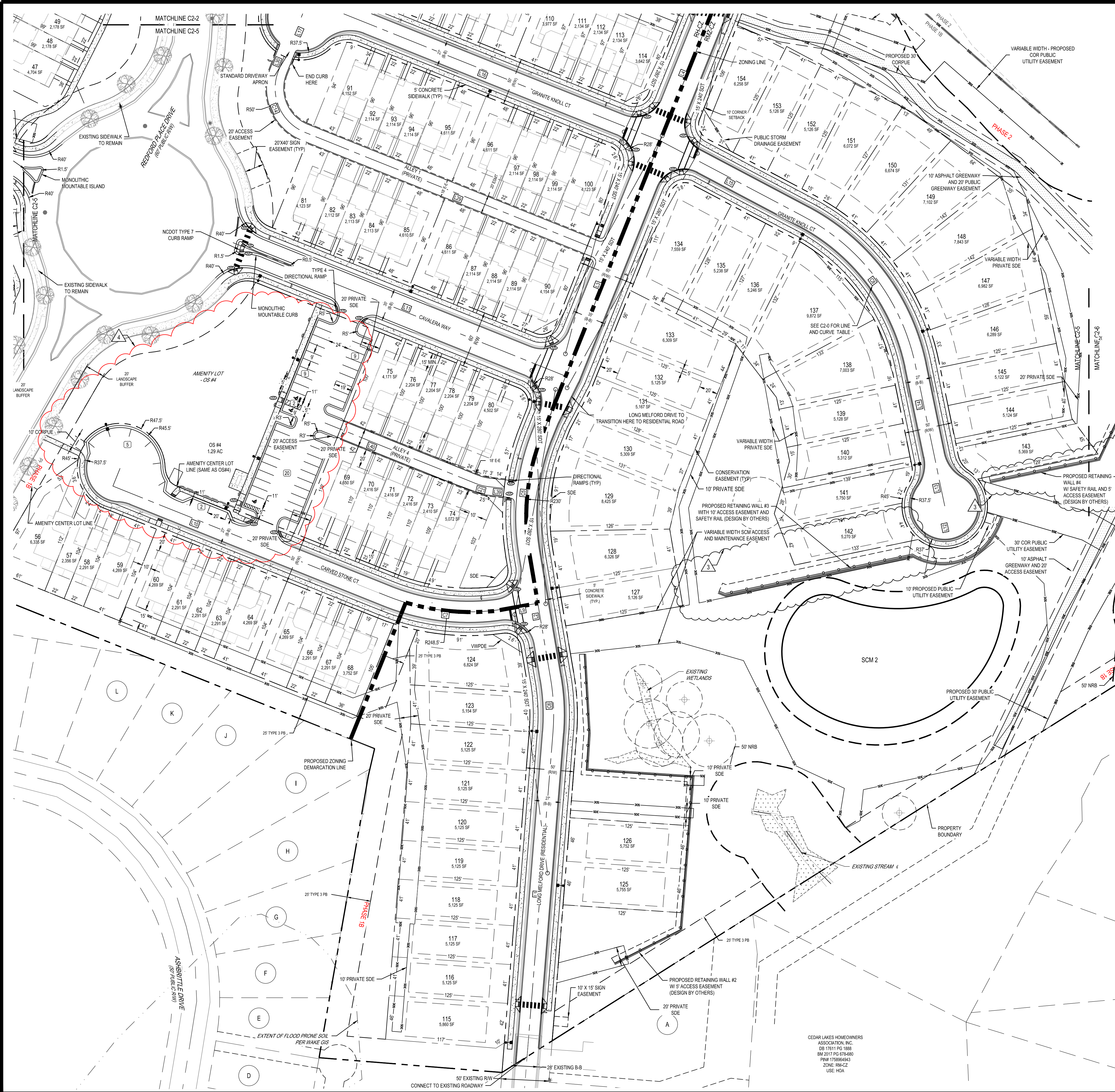
LENNAR
 CORPORAION
 1100 PERIMETER PARK DRIVE, SUITE 112
 MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
 82 SCHOOL STREET
 ROLESVILLE / NORTH CAROLINA / 27351

OVERALL SITE PLAN

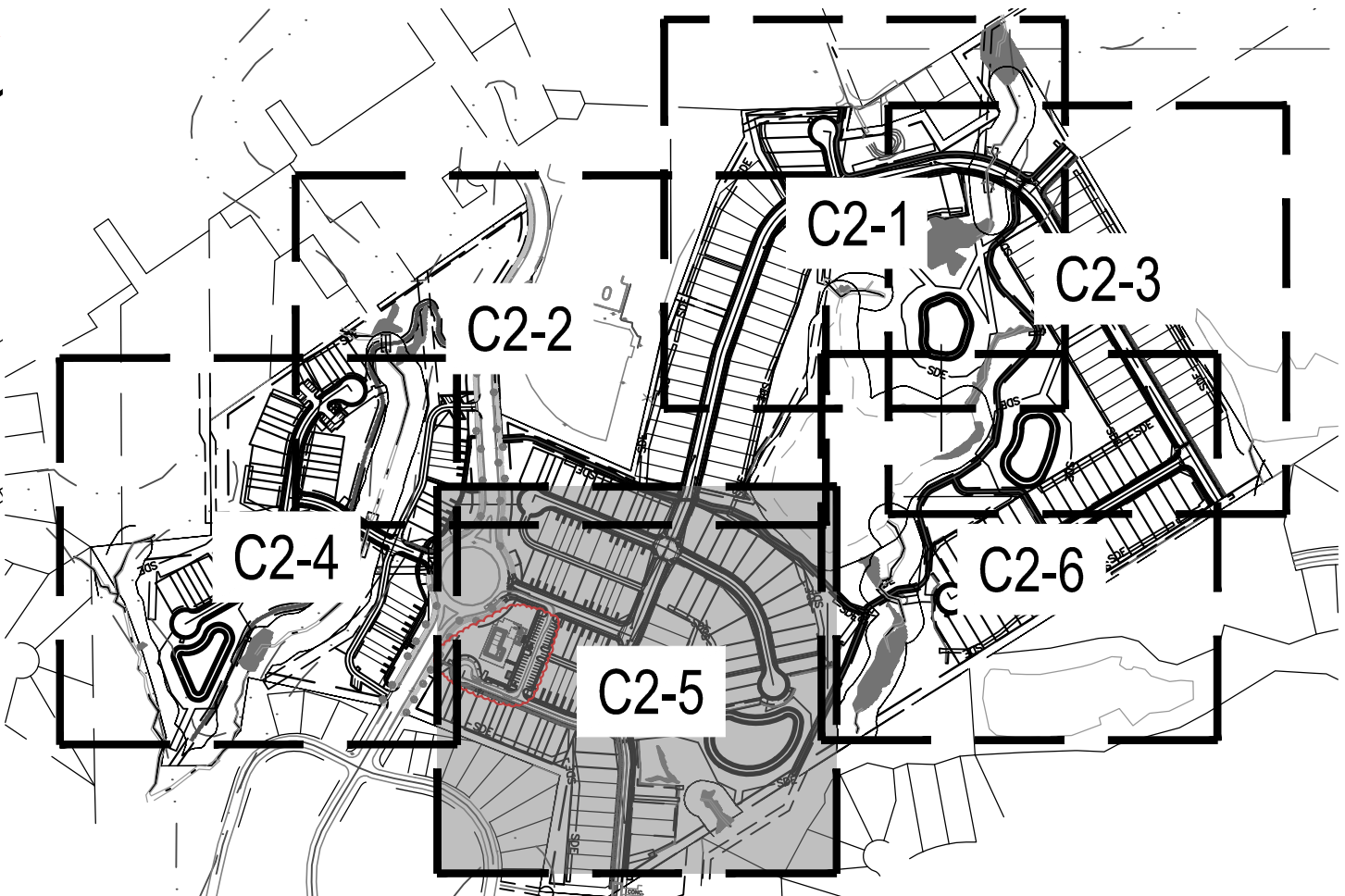
FILE NUMBER: 8430-03
 DATE: 12/05/2024
 C2-0

G:\INCA\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



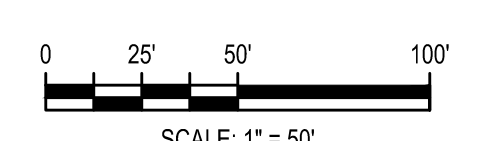
SITE PLAN LEGEND

	PROPOSED CURB AND GUTTER
	PROPOSED RETAINING WALL
	PROPOSED HANDICAP PAVEMENT MARKING
	PROPOSED SIGN
	PROPOSED ACCESSIBLE RAMP
	PROPOSED STANDARD DUTY CONCRETE SIDEWALK
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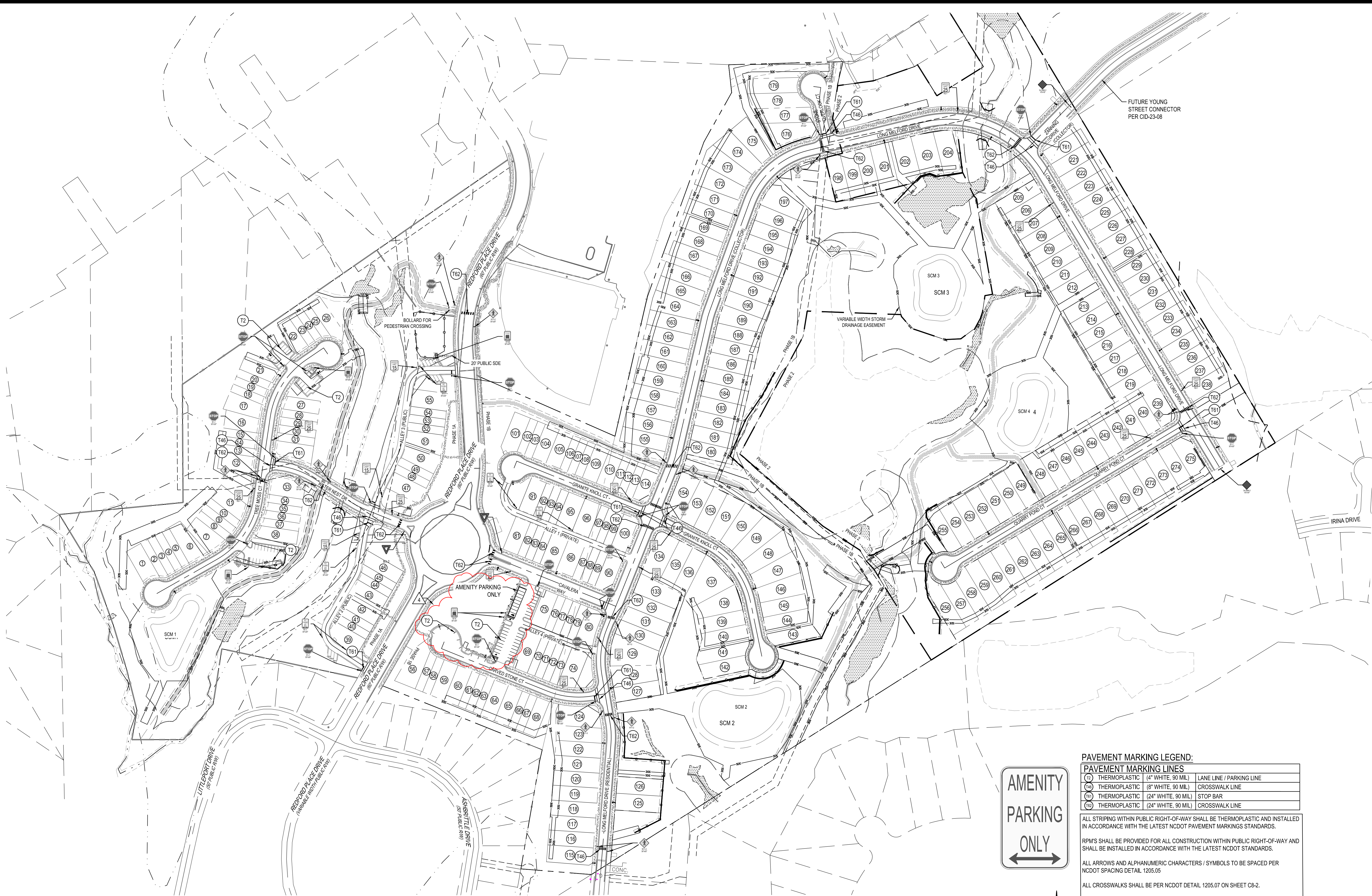
SHEET KEY

- 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				
		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				
ENLARGED SITE PLAN (5 OF 6)				
FILE NUMBER: 8430-03		DATE: 12/05/2024		
C2-5				

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



AMENITY
PARKING
ONLY

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

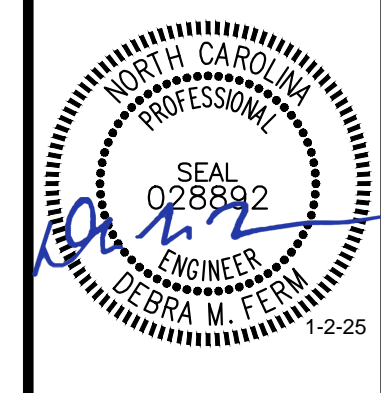
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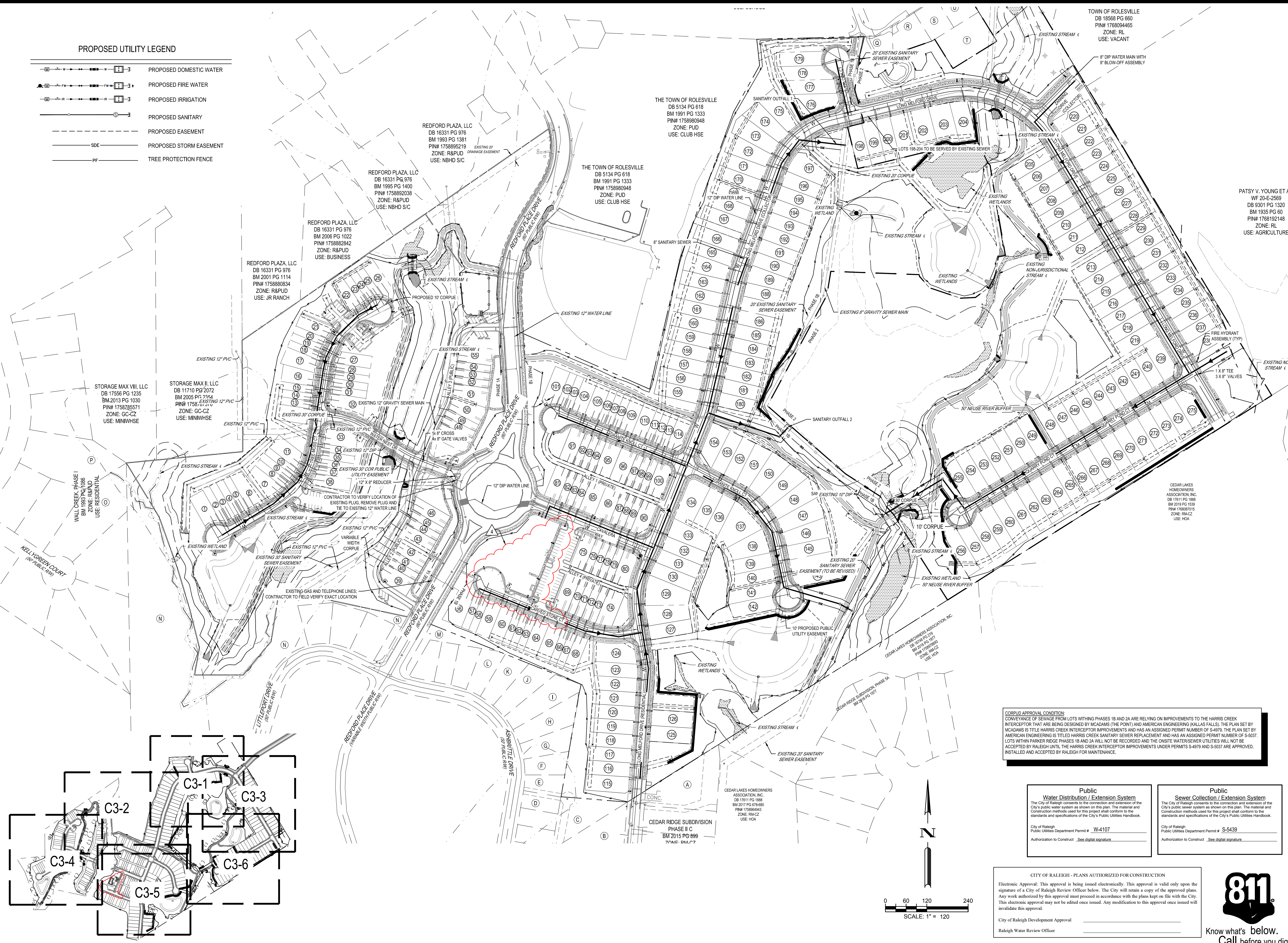
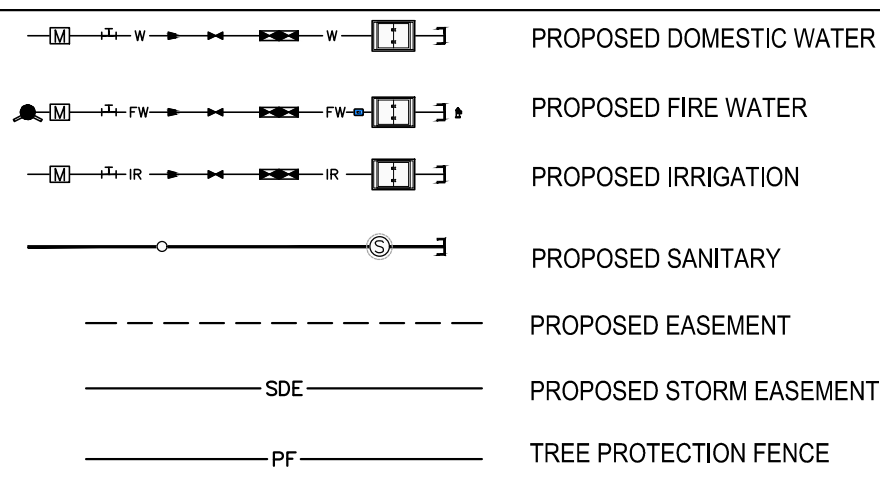
**SIGNAGE AND STRIPING
PLAN**



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

C2-8

PROPOSED UTILITY LEGEND

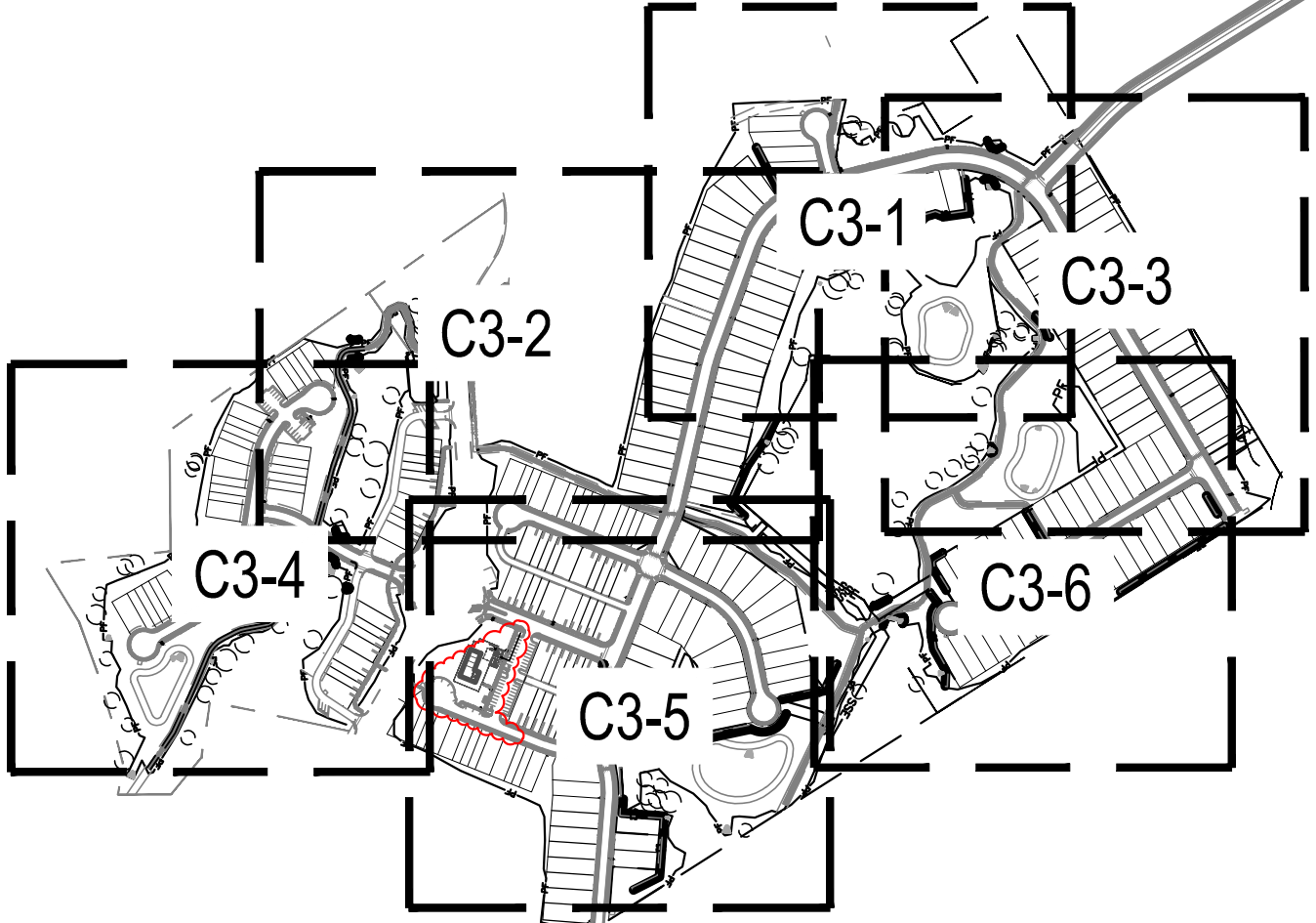
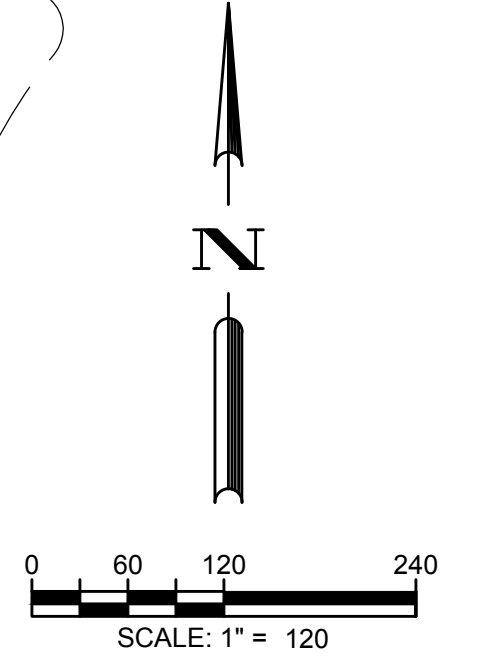


CORPUS APPROVAL CONDITION:
 CONVEYANCE OF SEWAGE FROM LOTS WITHIN PHASES 1B AND 2A ARE RELYING ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY MACDAMIS (THE POINT) AND AMERICAN ENGINEERING (KALLAS FALLS). THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND HAS AN ASSIGNED PERMIT NUMBER OF S-4979. 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-4979 AND S-5037 ARE APPROVED, INSTALLED AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

Public Water Distribution / Extension System
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 City of Raleigh Public Utilities Department Permit # W-4107
 Authorization to Construct: See digital signature

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
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 City of Raleigh Development Approval: _____
 Raleigh Water Review Officer: _____



REVISION	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

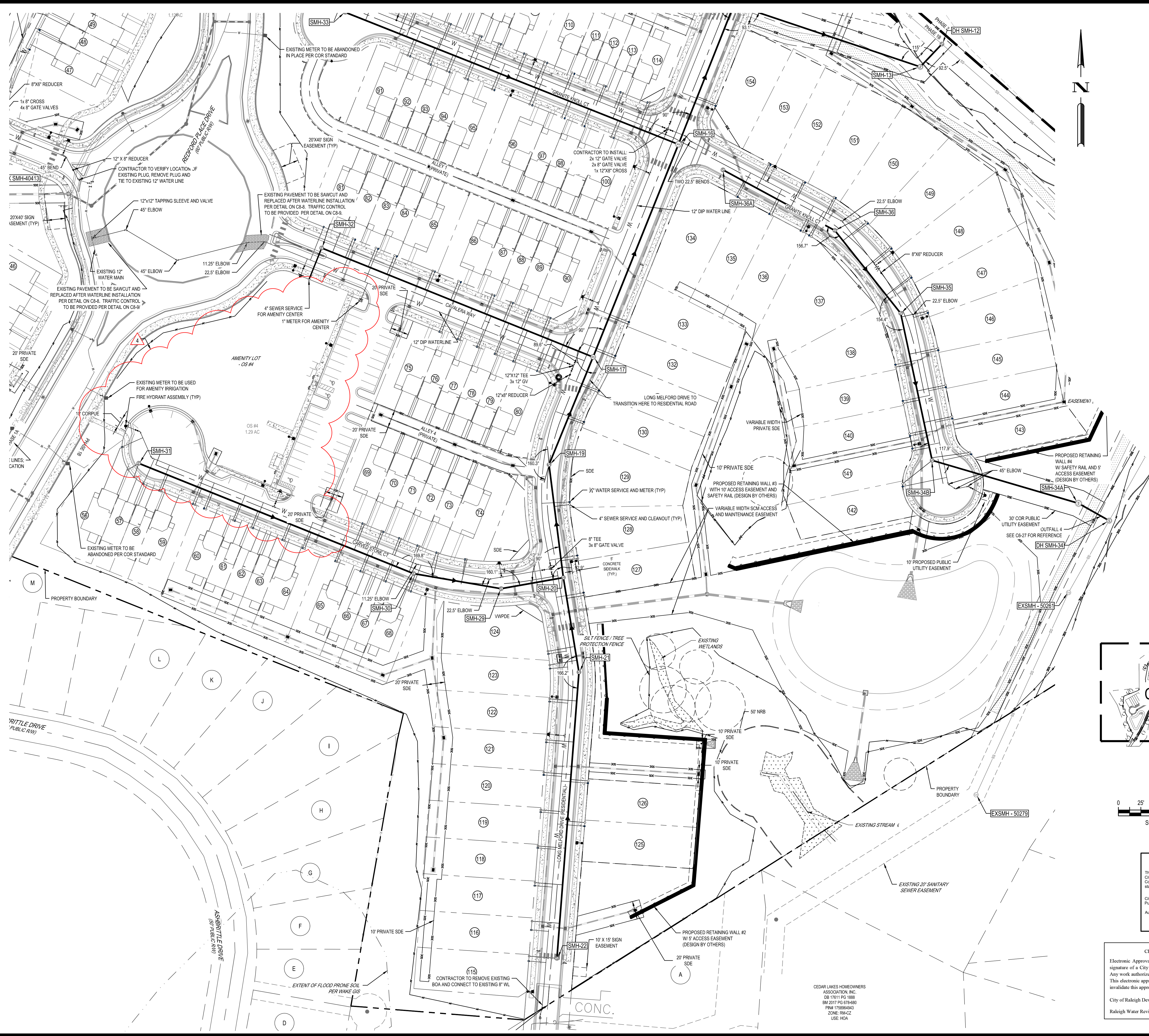
DESIGNED BY:	DF/CD
DRAWN BY:	DF/JWM
REVIEWED BY:	DF

<p>LENNAH CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560</p>	<p>PARKER RIDGE 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571</p>
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<p>OVERALL UTILITY PLAN</p>	<p>FILE NUMBER: 8430-03</p> <p>DATE: 12/05/2024</p> <p>C3-0</p>
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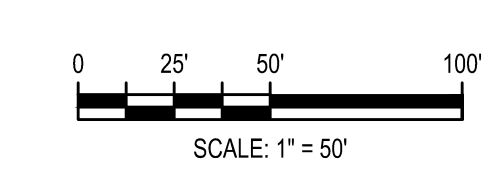
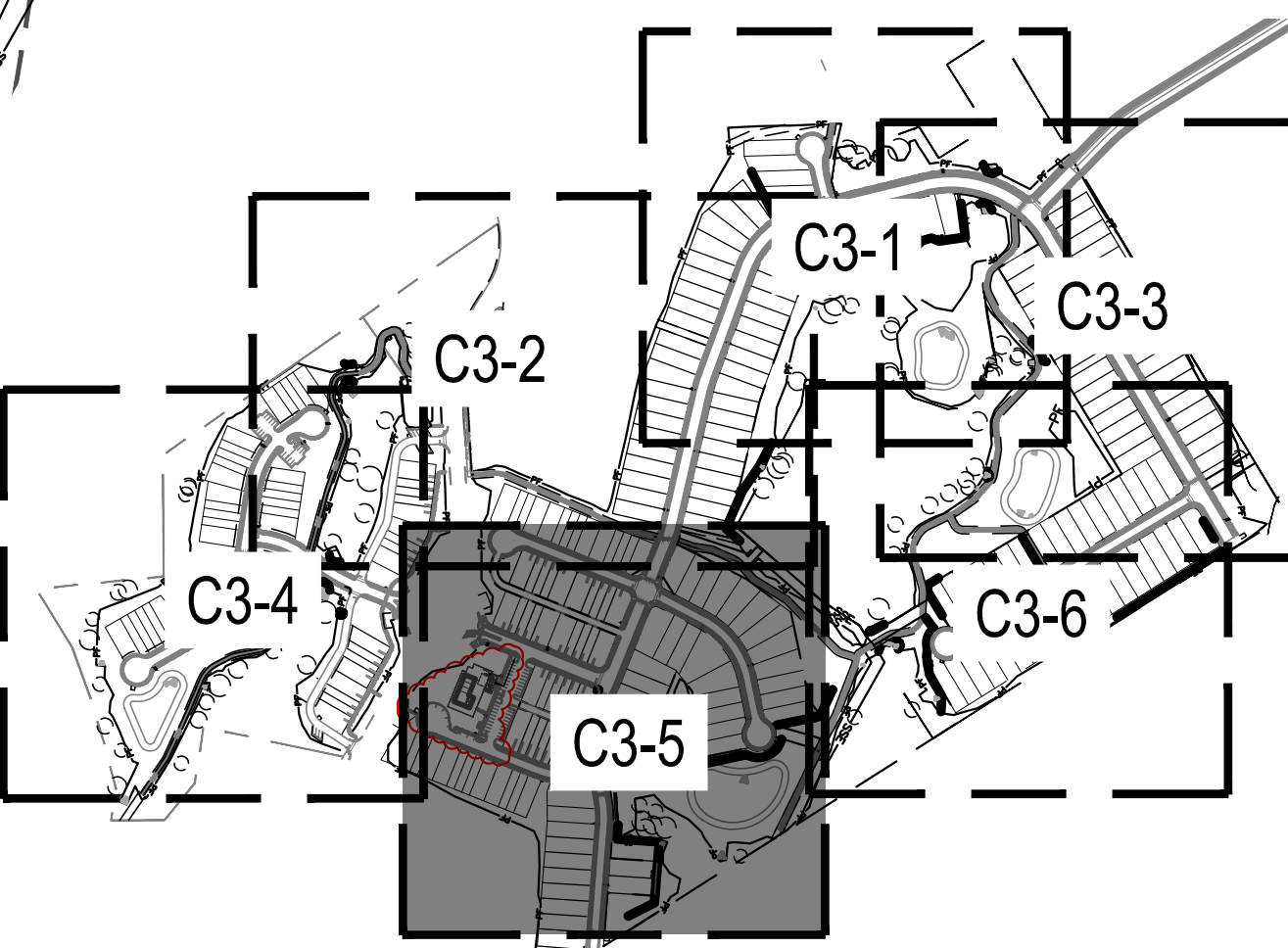
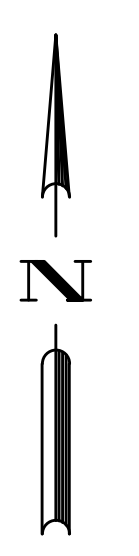
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PROPOSED UTILITY LEGEND

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



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



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

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

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NC LICENSE #C-4397

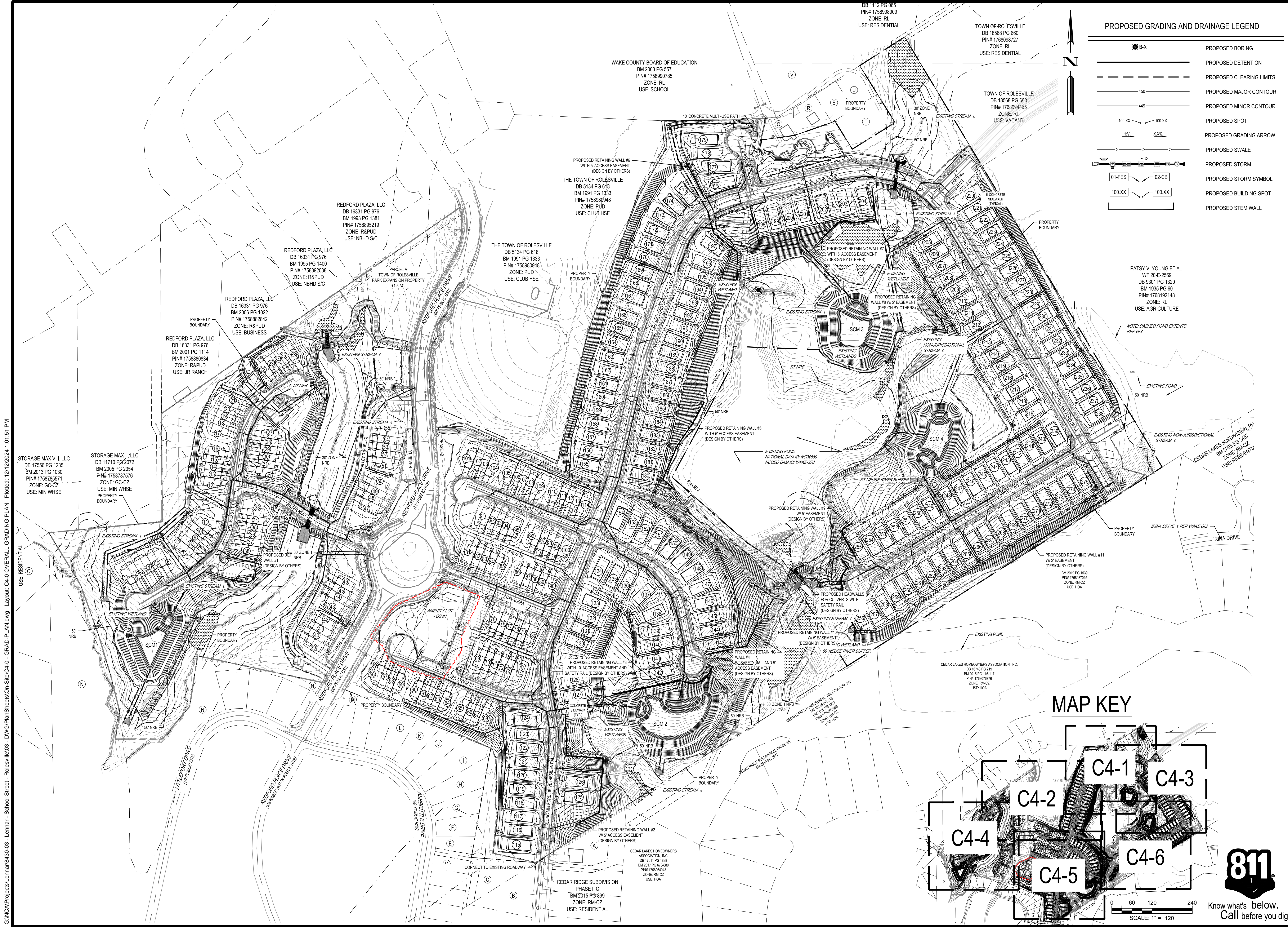
LENNAR CORPORAION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

ENLARGED UTILITY PLAN (5 OF 6)

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

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

REVISION	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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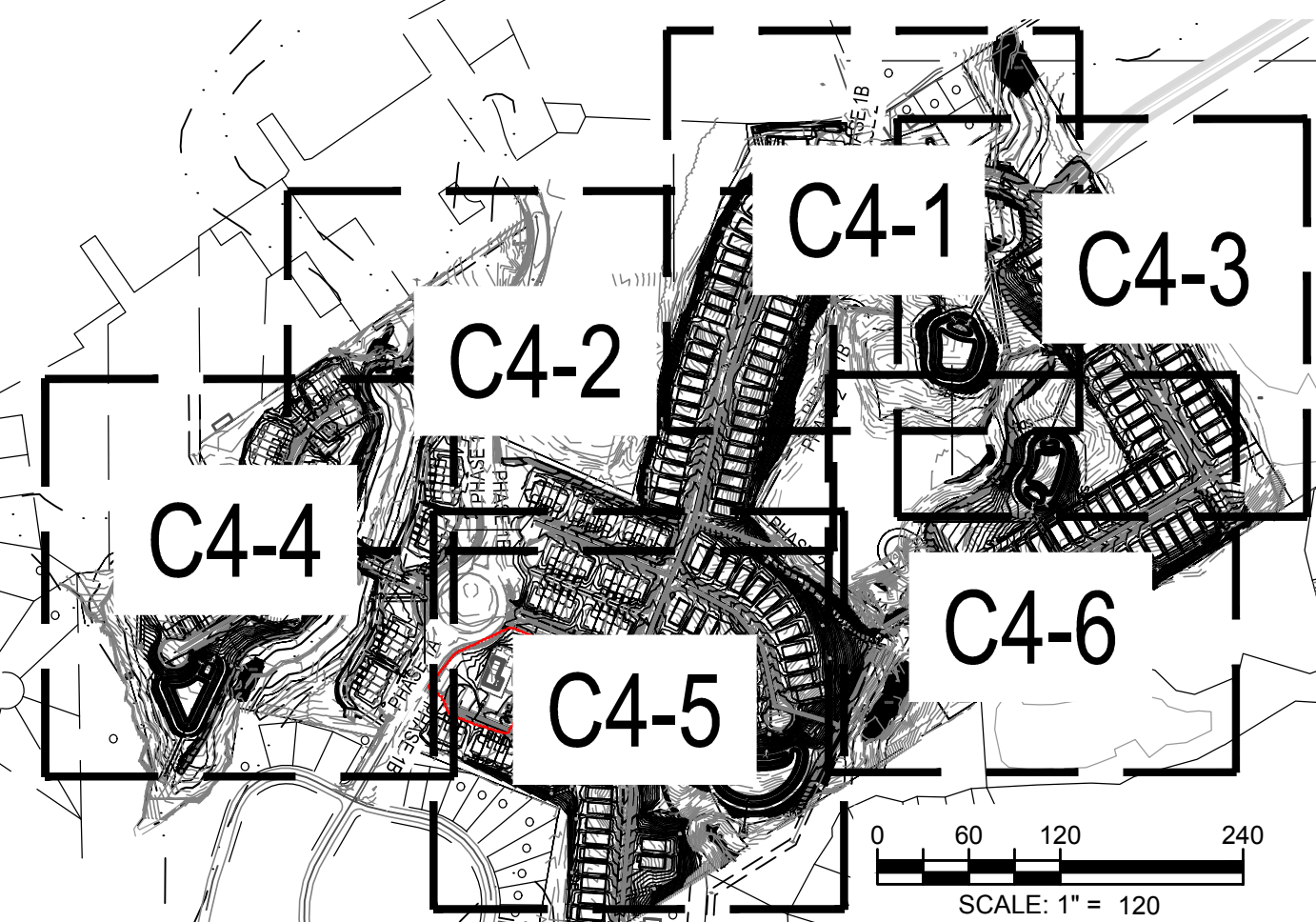
PARKER RIDGE
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 ROLESVILLE, NORTH CAROLINA / 27571

OVERALL GRADING PLAN

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

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

MAP KEY



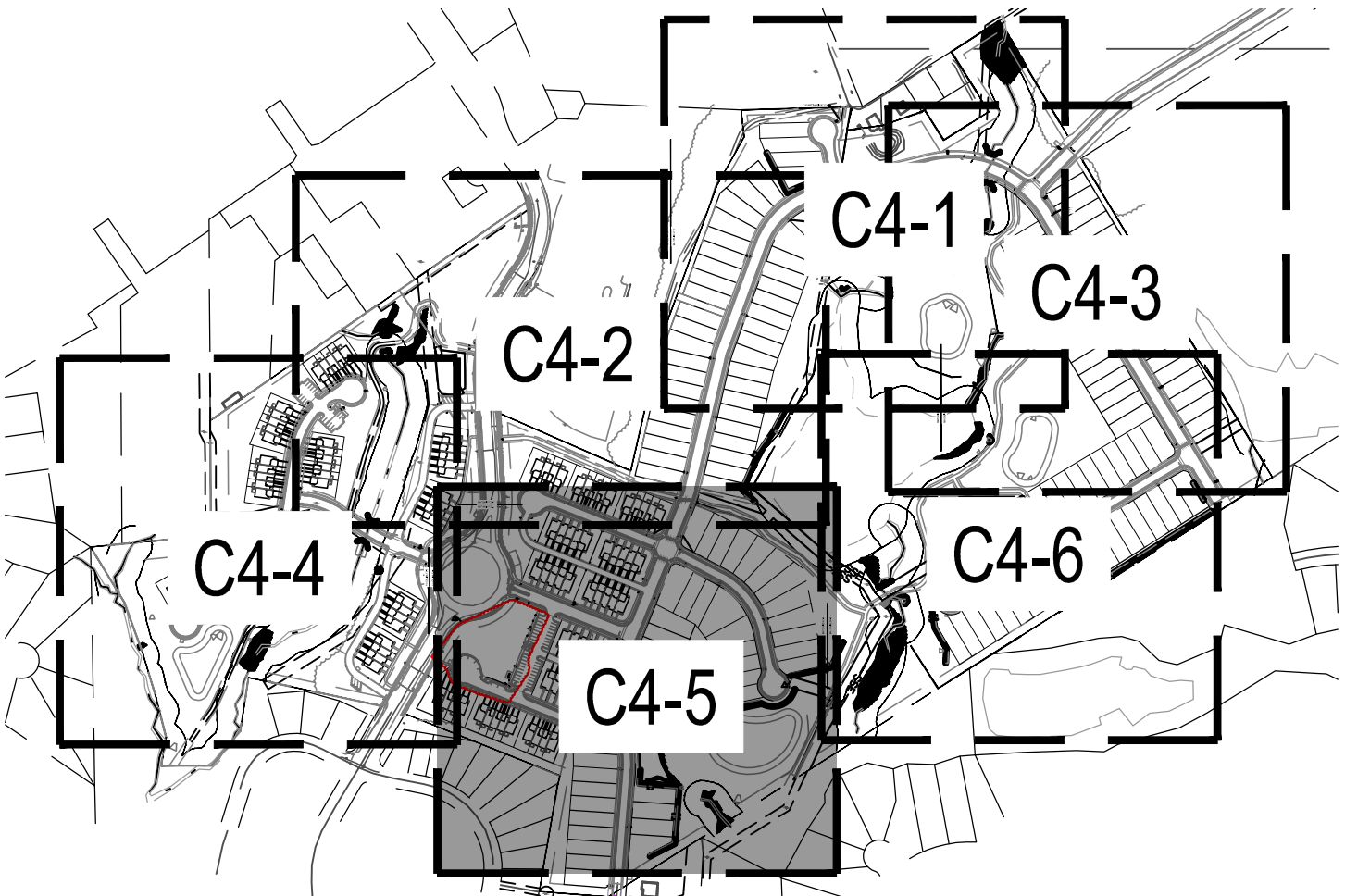
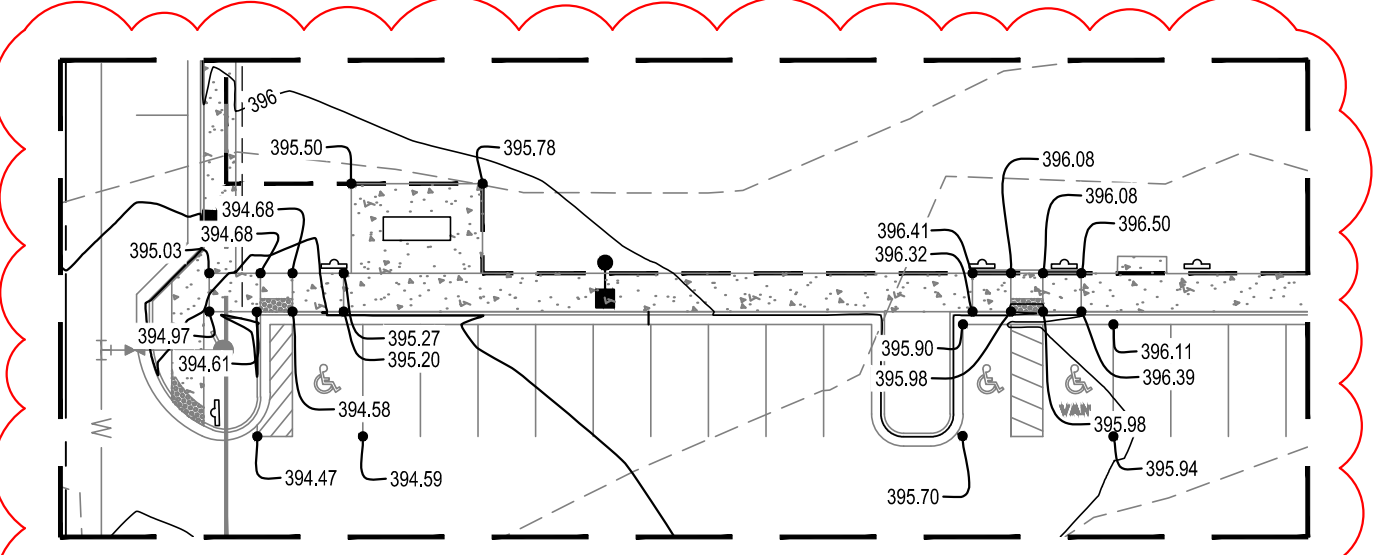
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PROPOSED GRADING AND DRAINAGE LEGEND

	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	REVISION	DESCRIPTION
06/06/2024	RETAINING WALL LOCATION REVISION	REVISION	
06/04/2024	STORM STRUCTURE REVISIONS	REVISION	
04/08/2024	EROSION CONTROL REVISION	REVISION	
DESIGNED BY:	DF/CD	DATE	
DRAWN BY:	DF/JWM	DATE	
REVIEWED BY:	DF	DATE	

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MORRISVILLE / NORTH CAROLINA / 27560

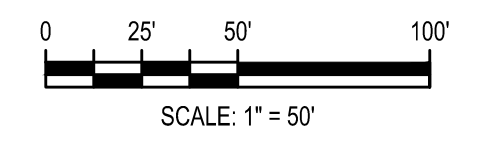
PARKER RIDGE
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27351

ENLARGED GRADING PLAN (5 OF 6)

811
PROFESSIONAL ENGINEER
SEAL 028892
1-2-25

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

CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.
2617011 PG 1988
EM 2017 PG 678-680
PNS 1756868493
ZONE: R1A-C2
USE: HOA



811
Know what's below.
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G:\NCA\Projects\Lennar\8430-03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-7 STORM SEWER TABLE (1 OF 2) Plotted: 12/05/2024 8:22:15 AM

SCM 1

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

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

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

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL

PIPE TABLE with 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

SCM 2

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

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

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

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

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

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, MATERIAL

- 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

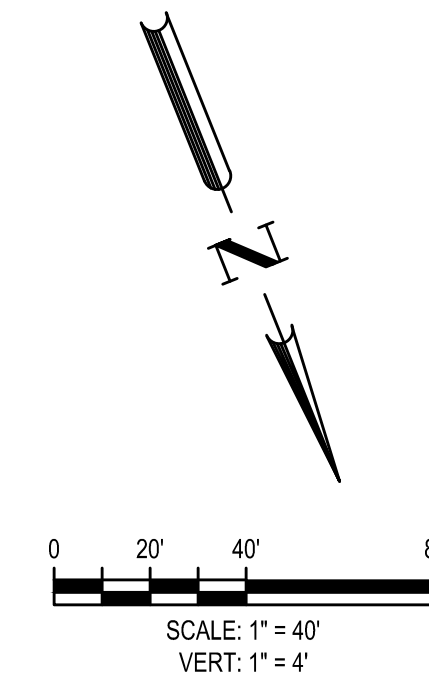
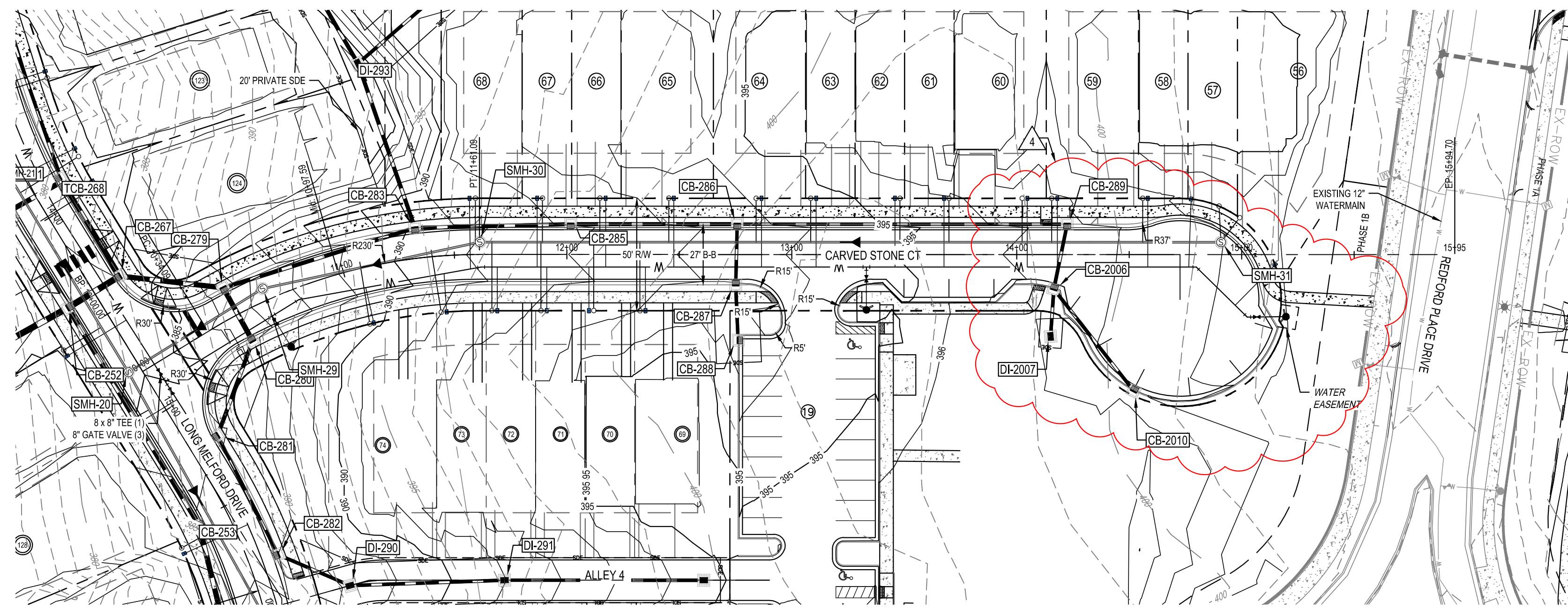
1. ALL YARD INLETS SHALL HAVE 4"x4" INSIDE DIMENSION UNLESS OTHERWISE NOTED.
2. RM ELEVATION GIVEN FOR DI IS FLOW LINE.
3. RM ELEVATION GIVEN FOR YI IS FLOW LINE, NOT TOP OF SLAB.
4. RM ELEVATION GIVEN FOR CB IS TOP OF CURB, NOT FLOW LINE.
5. PIPE LENGTH INCLUDES FES LENGTH.

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.

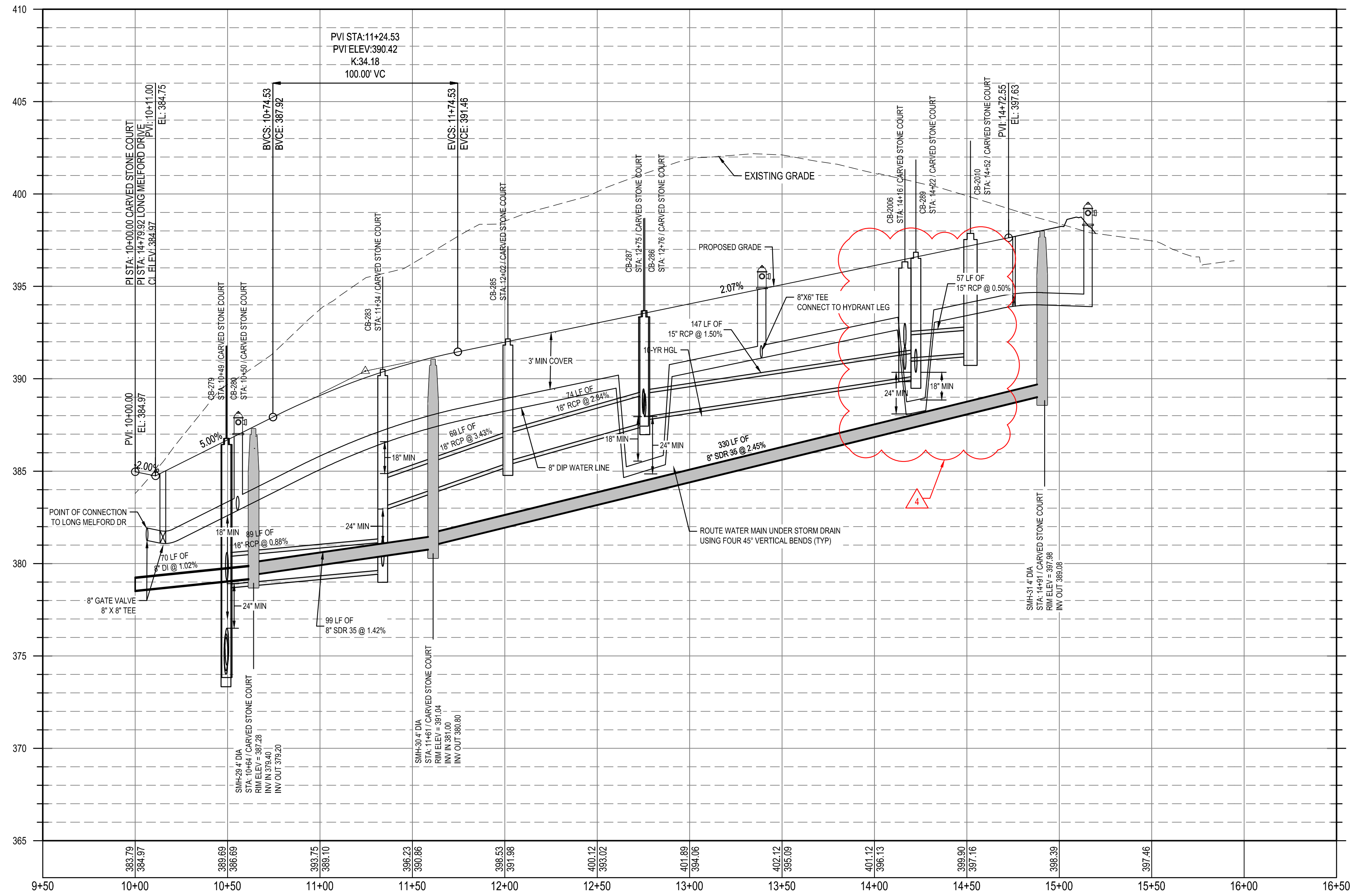
Project information including: AMENITY CENTER REVISIONS, RETAINING WALL LOCATION REVISION, STORM STRUCTURE REVISIONS, EROSION CONTROL REVISION, DESIGNER: DF/CD, DRAWN BY: DF/JWM, REVIEWED BY: DF, Lennar logo, PARKER RIDGE CORPORAION, 1100 PERIMETER PARK DRIVE, SUITE 112, MOOREVILLE / NORTH CAROLINA / 27590, STORM SEWER TABLE (1 OF 2), FILE NUMBER: 8430-03, DATE: 12/05/2024, C4-7



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



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
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

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Raleigh Water Review Officer _____



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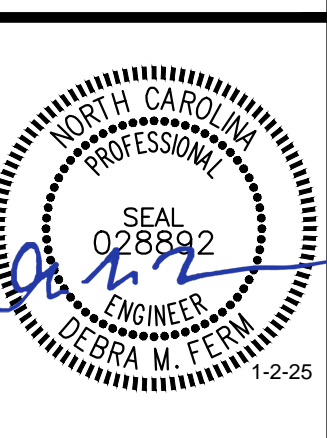
DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

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82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

CARVED STONE CT PLAN AND PROFILE



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

C6-0