

PARKER RIDGE AMENITY PLAN

82 SCHOOL STREET
ROLESVILLE, NORTH CAROLINA 27571

2

SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10
PREVIOUS REZONING APPLICATION: MA22-03

SITE DATA (TO BE REVISED UPON FINAL PLATTING)

PIN #: 58884270
TOTAL ACREAGE: 1.29 ACRES
CURRENT USE: VACANT
PROPOSED USE: AMENITY CENTER
ZONING: RH/RM
WATERSHED: LOWER NEUSE RIVER
RIVER BASIN: NEUSE
CURRENT IMPERVIOUS (TO REMAIN): 0.35 AC
PROPOSED ADDITIONAL IMPERVIOUS: 0.24 AC
FINAL IMPERVIOUS: 0.59 AC
BLDG HT: 21'-6"
BLDG SF: 1,063 SF
TREE COVERAGE DATA: NO EXISTING TREES IN PROJECT SCOPE AREA

SHEET INDEX

- L4-0 AMENITY - COVER SHEET
- L4-1 AMENITY - EXISTING CONDITIONS PLAN
- L4-2 AMENITY - LAYOUT AND HARDSCAPE PLAN
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- L4-4 AMENITY - PLANTING PLAN
- L4-5 AMENITY - SITE AND PLANTING DETAILS (1 OF 2)
- L4-6 AMENITY - SITE AND PLANTING DETAILS (2 OF 2)
- L4-7 AMENITY - EROSION CONTROL PLAN
- A1.0 AMENITY - BATH HOUSE PLAN
- A2.0 AMENITY - BATH HOUSE ELEVATIONS
- L4-0 DEP LIGHTING PLAN WITH GRID
- L4-1 DEP LIGHTING PLAN WITHOUT GRID



ENLARGEMENT
SCALE: 1" = 200'

Parking Clubhouse	Bldg	Unit	Per Unit	Additional
Building	1063 sf		1 / 1000 sf	2
Acre	1.29 ac		5/ac	7
Total				9

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 GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON EXHIBIT C, ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT 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.
- THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL HIGH DENSITY (THE "RH PARCEL"):
 - LIVE-WORK UNIT.
 - RESIDENTIAL CARE (ALF, ILF, CCF).
 - TELECOMMUNICATIONS TOWER.
- 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"):
 - TELECOMMUNICATIONS TOWER.
 - 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 FEES FOR THIS HOME.
- 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 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:
 - A 2 CAR GARAGE.
 - ALL GARAGE DOORS SHALL HAVE WINDOWS.
 - GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE A MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FACADE OF THE HOUSE.
 - A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION.
- 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 SHAKEBOARD AND BATTEN.
- ROOF PITCHES ON THE MAIN ROOF WILL HAVE A PITCH BETWEEN 5 ON 12 AND 12 ON 12.
- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD.
- MINIMUM 12" FRONT OVERHANGS.
- A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP.
- SHUTTERS OR WINDOW TRIM SHALL BE PROVIDED ON FRONT FACADE WINDOWS.
- A MINIMUM 64 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES.
- AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS).
- NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT, AND
- A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
- ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A 1 OR 2 CAR GARAGE.
 - A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION.
 - 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 SHAKEBOARD AND BATTEN.
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 - NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT, AND
 - A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
- 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 COUNT TOWARD OPEN SPACE REQUIREMENTS FOR THE OVERALL DEVELOPMENT.
- THE PROJECT SHALL HAVE A PUBLIC GREENWAY STUBBED TO THE 307 S. MAIN STREET PROPERTY LINE 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 IN THE TIA THAT EXTENDS THE STREET NETWORK WITHIN THE DEVELOPMENT THROUGH WAKE COUNTY PIN 178-98-9277 (THE "CAMPUS SITE") TO E YOUNG STREET ("ACCESS D ROUTE"), AND (2) A NORTHBOUND LEFT 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 NC DOT 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 105TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT.

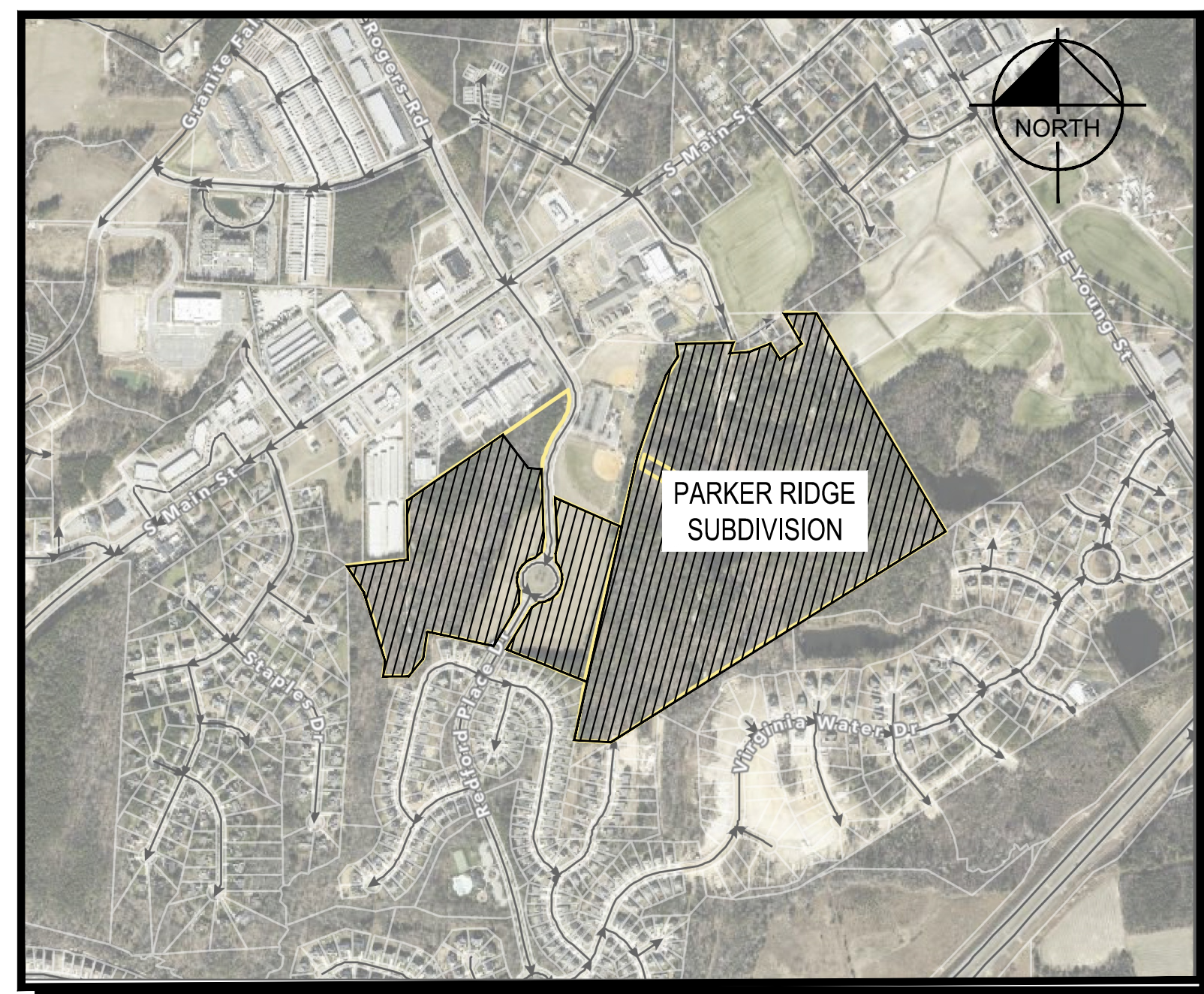
WHILE IT IS ANTICIPATED THAT THIS CONDITION WILL BE CLARIFIED BY A FORMAL DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, OR OTHER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN, THE ABSENCE OF SUCH A SUBSEQUENT WRITTEN AGREEMENT SHALL NOT BE DEEMED TO INVALIDATE THIS CONDITION. THIS CONDITION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

- IN THE EVENT THE CAMPUS SITE, AN APPROVED ALIGNMENT WITHIN THE EXHIBIT E CORRIDOR, OR NECESSARY RIGHTS-OF-WAY, EASEMENTS, OR OTHER PROPERTY RIGHTS ARE MADE UNAVAILABLE TO THE PROJECT, THIS CONDITION SHALL BE DEEMED EXTINGUISHED.
- 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 REMAINING COSTS.

"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.

PROJECT OWNER AND CONSULTANT INFORMATION

OWNER/DEVELOPER: LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560 (919) 863-6461	ENGINEER: BGE, INC 5400 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 27607 (919) 276-0111	BOUNDARY SURVEYOR: JOHNSON, MIRMIRAN & THOMPSON, INC. 9201 ARBORETUM PARKWAY SUITE 310 RICHMOND, VA 23236 (804) 267-1258	TOPOGRAPHIC SURVEYOR: ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE SUITE 102 CARY, NC 27511 (919) 460-2024
CONTACT: MICHAEL TAYLOR, PE LEED AP	CONTACT: DEBRA FERM, P.E.	CONTACT MICHAEL ZMUDA, L.S., P.S.	CONTACT: JAMES WHITACRE, P.E., L.S.



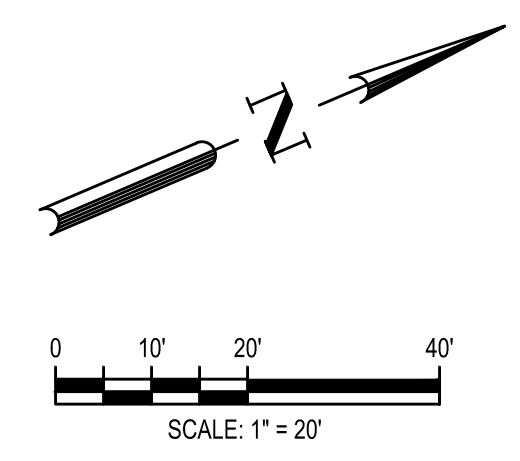
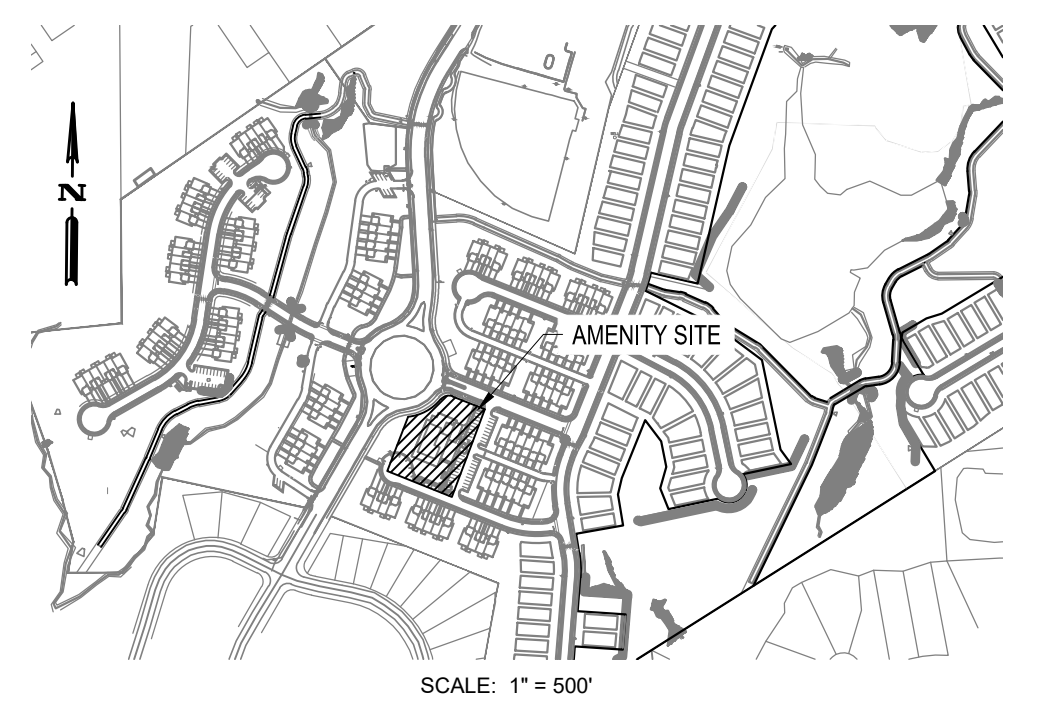
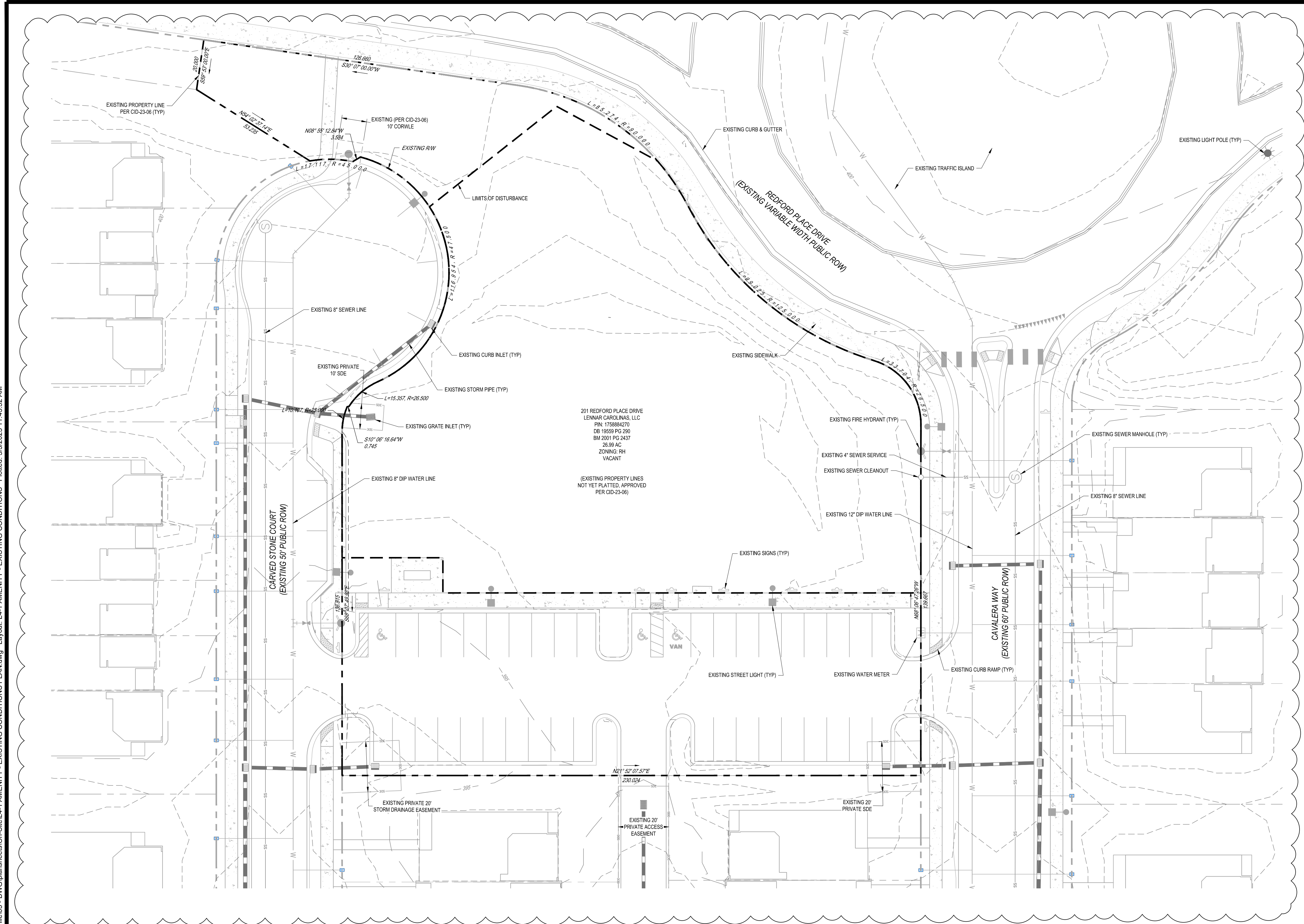
SITE LOCATION MAP
NOT TO SCALE

DESIGNED BY: DF/CD	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
DRAWN BY: DF/JWM	01/02/2025	PER TOWN OF ROLESVILLE COMMENT
REVIEWED BY: DF	REV	DATE
<p>5438 WADE PARK BLVD, SUITE 420 RALEIGH, NC 27607 WWW.BGEINC.COM NC LICENSE #C-4387</p>		
<p>LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560</p>		
<p>PARKER RIDGE AMENITY CENTER SDP-24-10 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571</p>		
<p>AMENITY COVER SHEET</p>		
<p>3/3/2025</p>		
<p>FILE NUMBER: 8430-03</p>		
<p>DATE: 03/03/2025</p>		
<p>L4-0</p>		



NOTE: METES AND BOUNDS ARE SHOWN FOR REFERENCE ONLY. THIS PLAN IS NOT TO BE USED FOR PLATTING OR RECORDATION.

\\bergen\data\NCA\Projects\Lemman\8430-03 - Lemmar - school street - rolesville03 - DWG\plansheets\On-Site\L4-1 AMENITY - EXISTING CONDITIONS PLAN.dwg Layout: L4-1 AMENITY - EXISTING CONDITIONS Plotted: 3/3/2025 11:43:52 AM



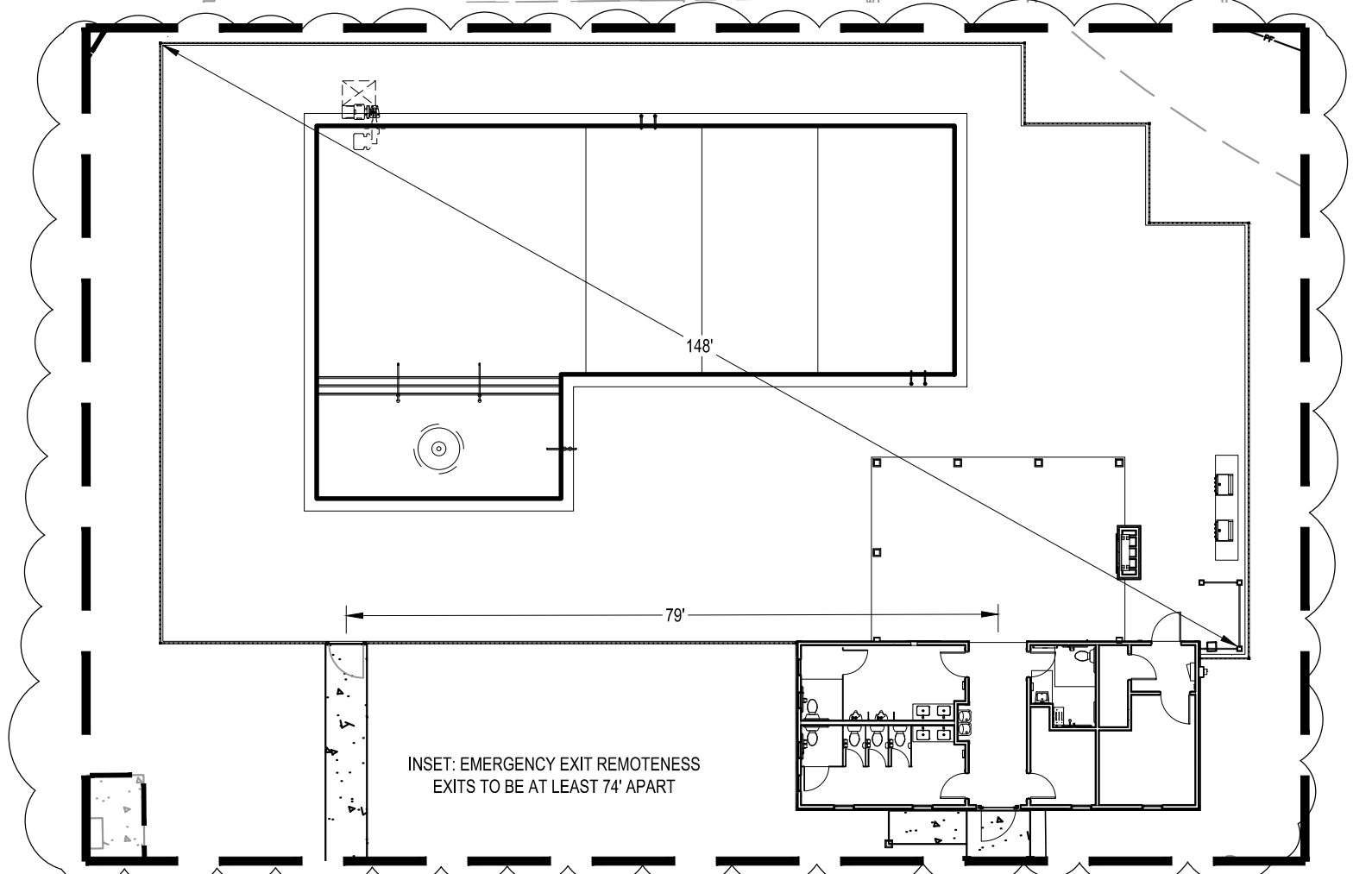
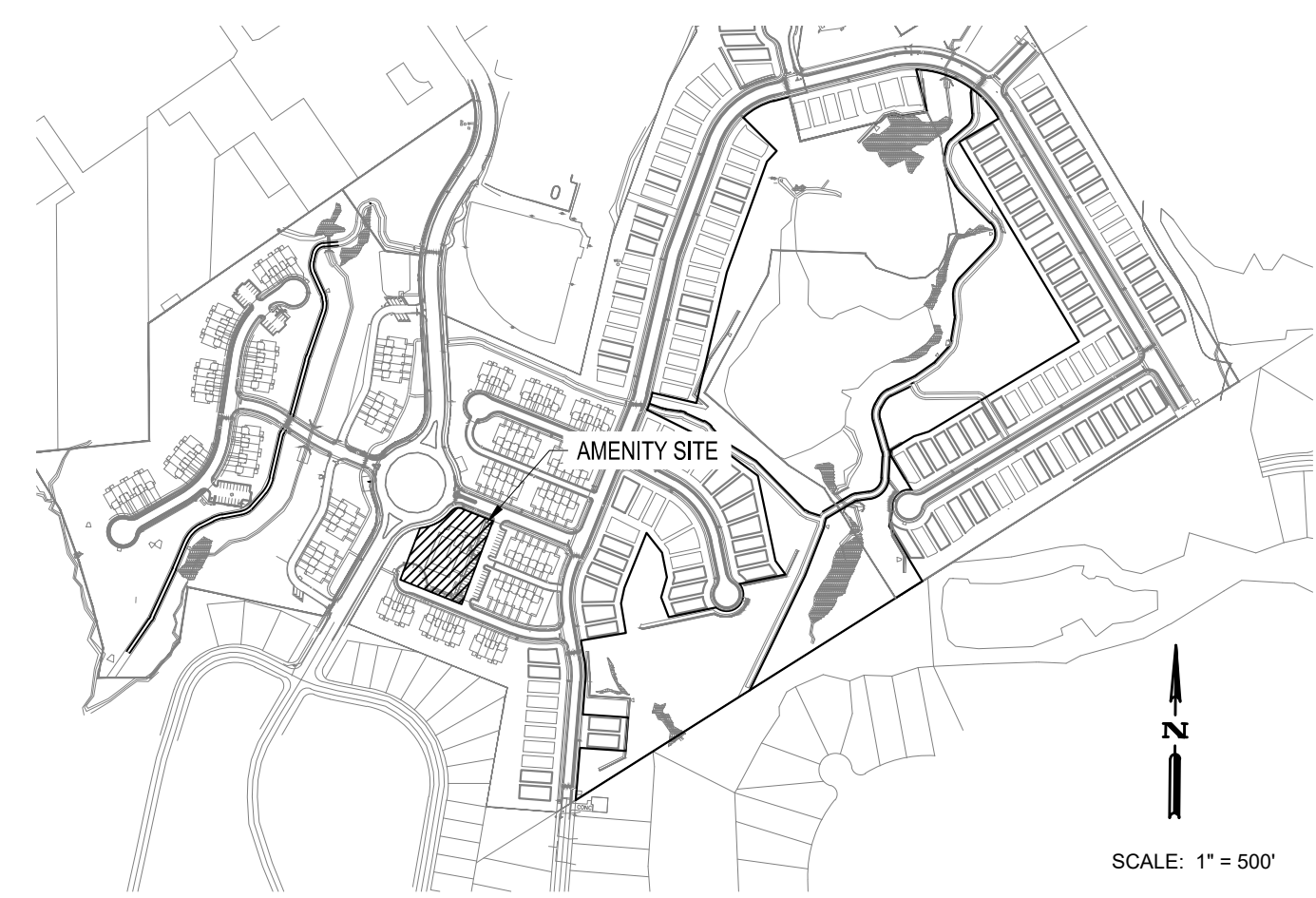
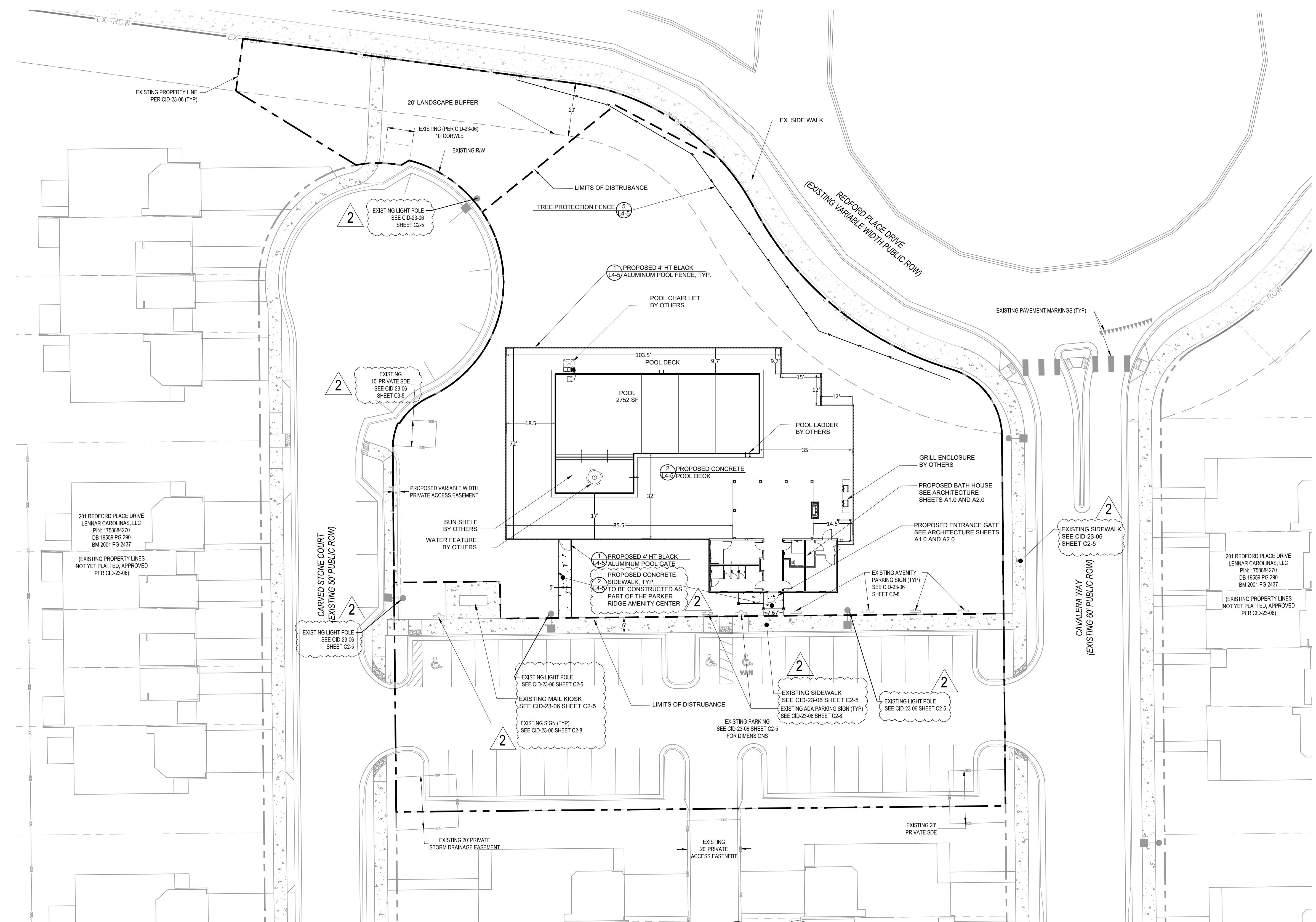
SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



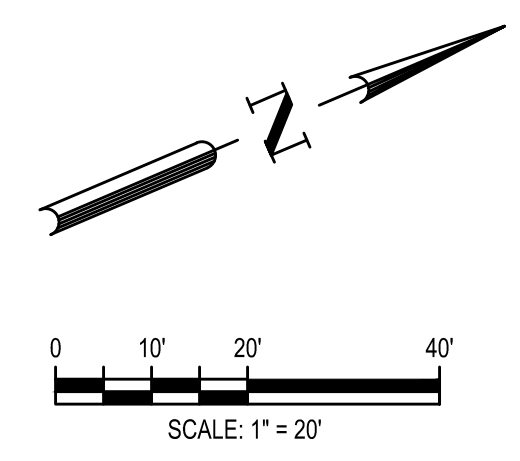
DESIGNED BY:	DF/CD	
DRAWN BY:	DF/JWM	
REVIEWED BY:	DF	
REV	DATE	DESCRIPTION
△	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
△	01/02/2025	PER TOWN OF ROLESVILLE COMMENT
5438 WADE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397 ©2023		
LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560		
PARKER RIDGE AMENITY CENTER SDP-24-10 92 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571		
AMENITY - EXISTING CONDITIONS		
FILE NUMBER:	8430-03	
DATE:	03/03/2025	
L4-1		

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Parking Clubhouse	Bldg	Unit	Per Unit	Additional
Building	1063	sf	1 / 1000 sf	2
Acre	1.29	ac	5/ac	7
Total				9



SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



REV	DATE	DESCRIPTION
1	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
2	01/02/2025	PER TOWN OF ROLESVILLE COMMENT

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

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

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

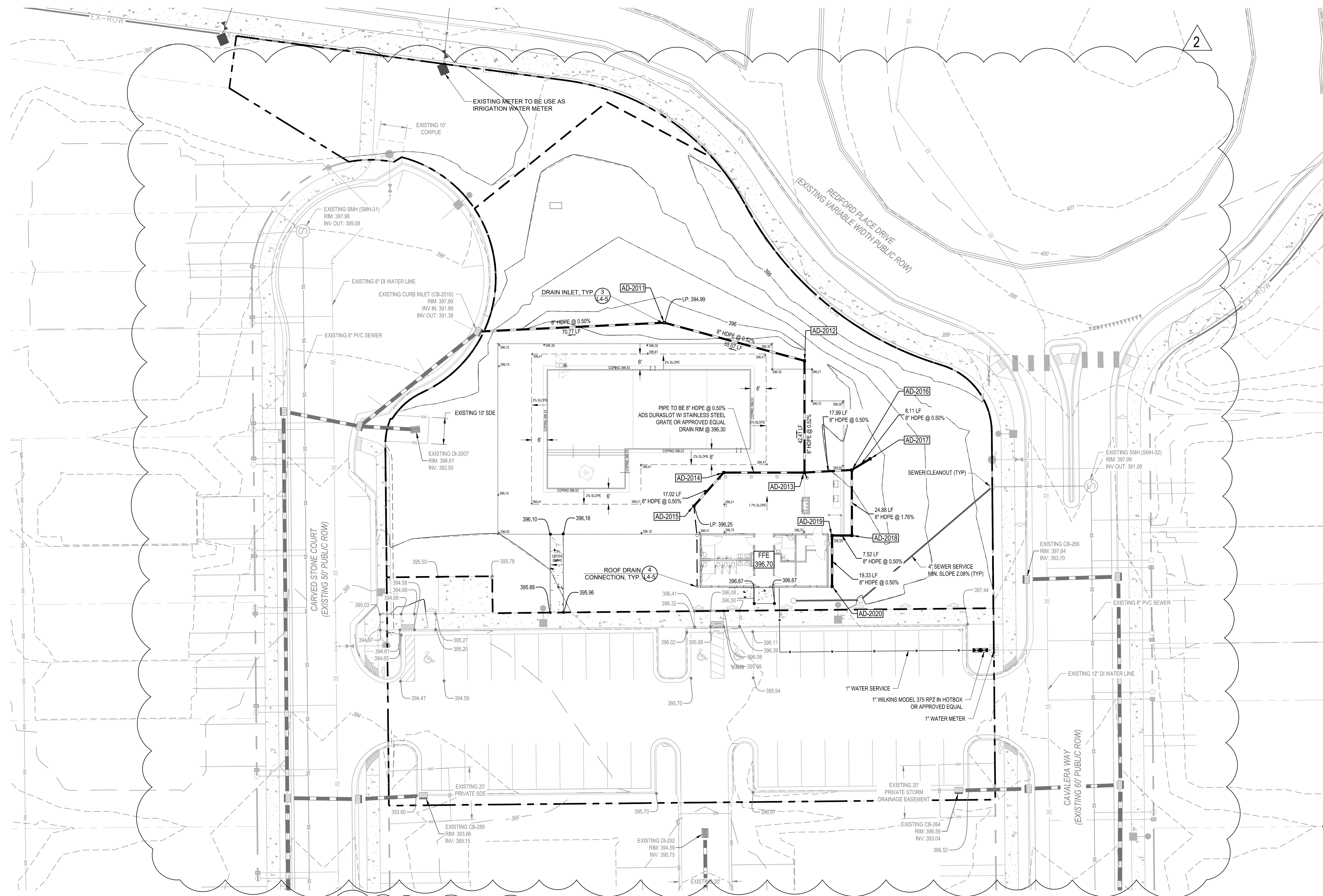
PARKER RIDGE AMENITY CENTER
SDP-24-10
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

AMENITY - LAYOUT AND HARDSCAPE PLAN

3/3/2025
FILE NUMBER: 8430-03
DATE: 03/03/2025

L4-2

\\bergen\data\Projects\Lemman\8430-03 - Lemman - school street - roleville\03 - DWG\plansheets\On-Site\4-3 AMENITY - GRADING AND DRAINAGE PLAN.dwg Layout: L4-3 AMENITY - GRADING AND DRAINAGE PLAN Plotted: 3/3/2025 11:47:01 AM



PROPOSED GRADING AND DRAINAGE LEGEND

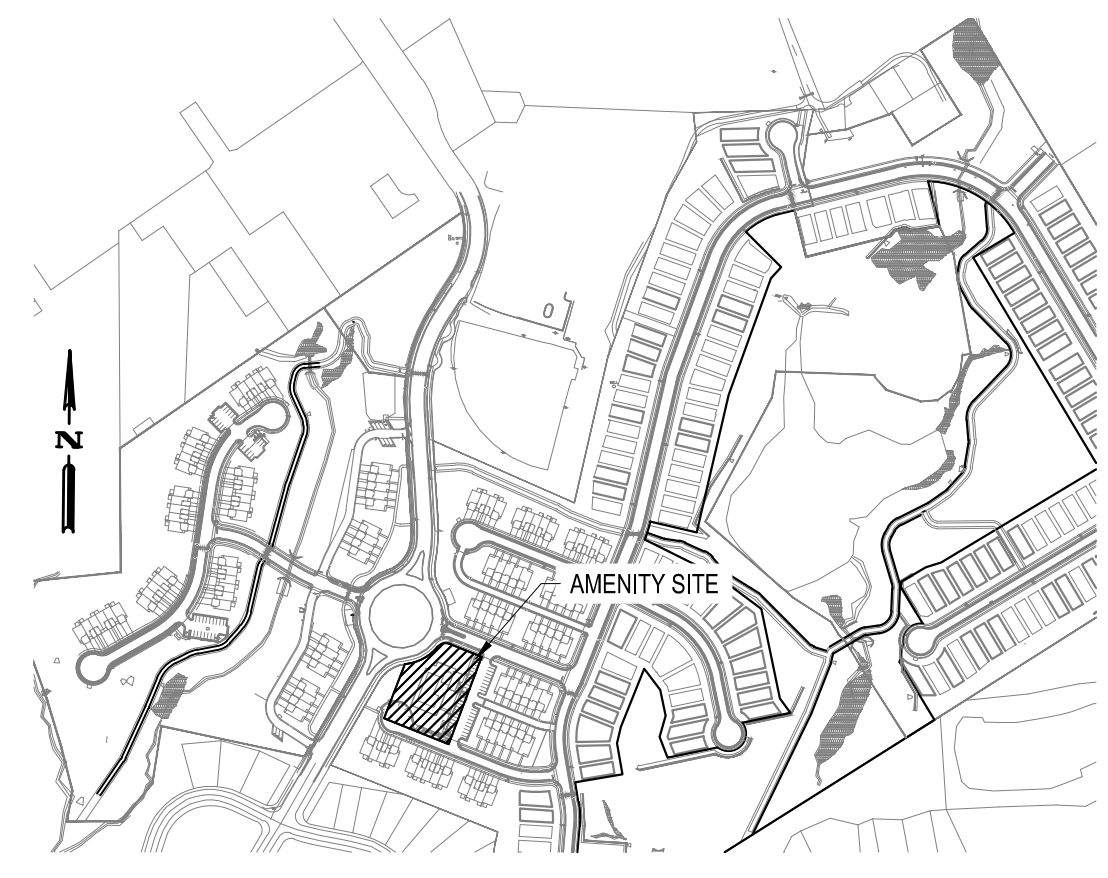
- B-X PROPOSED BORING
- PROPOSED DETENTION
- PROPOSED CLEARING LIMITS
- 450 PROPOSED MAJOR CONTOUR
- 449 PROPOSED MINOR CONTOUR
- 100.XX PROPOSED SPOT
- H.V. X.X% PROPOSED GRADING ARROW
- PROPOSED SWALE
- PROPOSED STORM
- 01-FES 02-CB PROPOSED STORM SYMBOL
- 100.XX PROPOSED BUILDING SPOT
- PROPOSED STEM WALL
- FPE FINISHED PAD ELEVATION

PROPOSED UTILITY LEGEND

- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY
- PROPOSED EASEMENT
- SDE PROPOSED STORM EASEMENT
- PF TREE PROTECTION FENCE
- SDE EXISTING STORM EASEMENT

NOTE: 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 RESTRICTOR SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GPM.

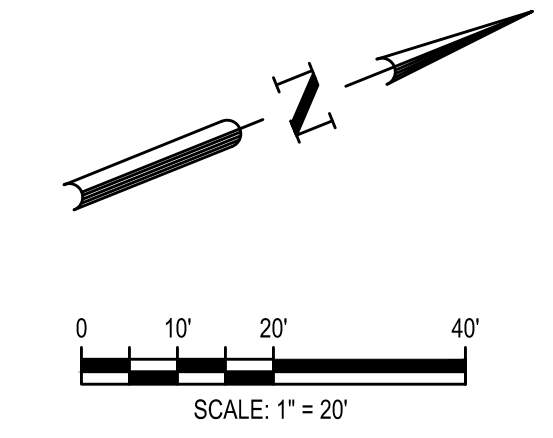
NOTE: EXISTING (PER CID-23-06) PARKING LOT SPOT GRADES ARE SHOWN IN GRAY AND FOR REFERENCE ONLY.



SCALE: 1" = 500'

STRUCTURE DATA TABLE						
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT TO NODE	PIPE OUT TO NODE
AD-2011	394.99	8"	392.36 (NE)	392.16 (S)	8"	CB-2010
AD-2012	396.13	8"	392.85 (E)	392.65 (SW)	8"	AD-2011
AD-2013	396.30	8"	394.15 (S)	393.07 (W)	8"	AD-2012
AD-2014	396.30	8"	394.50 (SE)	394.30 (N)	8"	AD-2013
AD-2015	396.25	8"	394.08 (E)	394.58 (NW)	8"	AD-2014
AD-2016	395.74	8"	394.08 (E)	393.36 (S)	8"	AD-2013
AD-2017	395.27	8"	393.56 (N)	393.60 (S)	8"	AD-2016
AD-2018	396.52	8"	394.72 (S)	394.52 (W)	8"	AD-2016
AD-2019	396.65	8"	394.96 (E)	394.76 (N)	8"	AD-2018
AD-2020	396.72	8"	394.96 (E)	395.05 (W)	8"	AD-2019

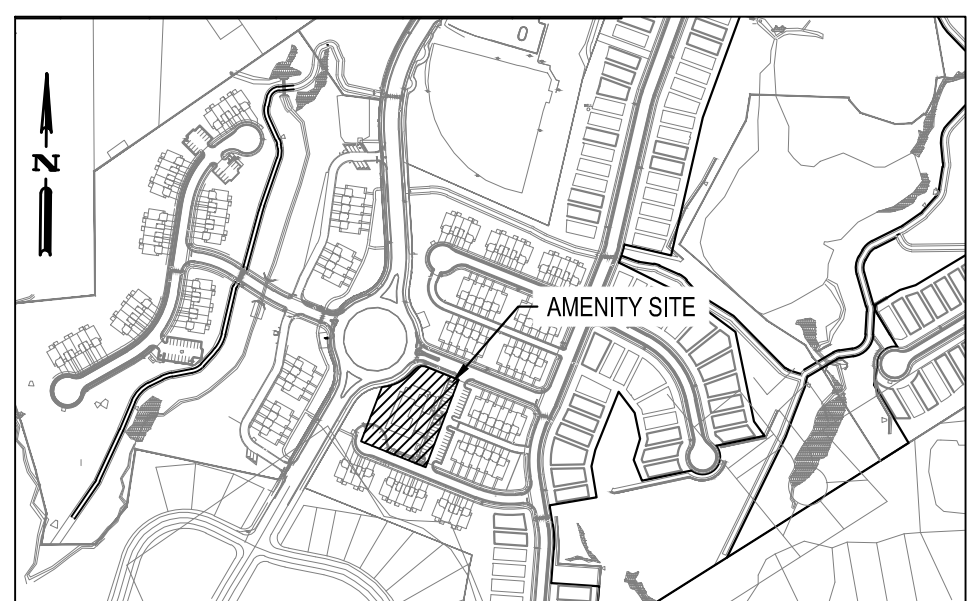
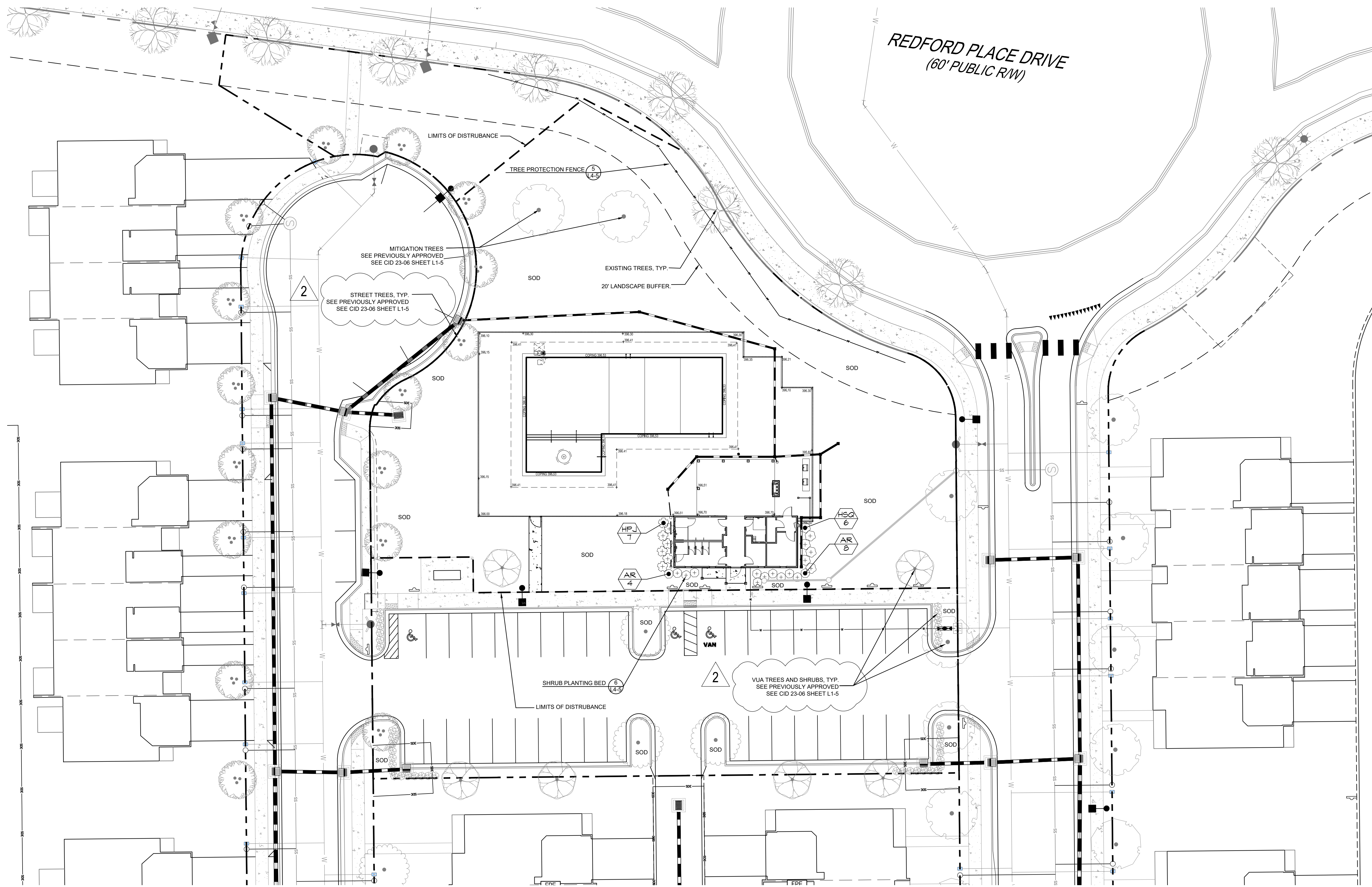
NOTE: ALL HDPE TO BE ADS N-12 DUAL WALL OR APPROVED EQUAL



SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10

<p>BCE 5438 WADE PARK BLVD, SUITE 420 RALEIGH, NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397</p>	<p>DESIGNED BY: DFC/D DRAWN BY: DFC/JWM REVIEWED BY: DFC</p>
<p>LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560</p>	<p>DATE: 03/03/2025 REV: 01/02/2025</p>
<p>PARKER RIDGE AMENITY CENTER SDP-24-10 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571</p>	<p>DESCRIPTION</p>
<p>AMENITY - GRADING, DRAINAGE AND UTILITIES PLAN</p>	<p>SEAL 028892 ENGINEER GREG M. FERNANDEZ 3-3-25</p>
<p>FILE NUMBER: 8430-03</p>	<p>DATE: 03/03/2025</p>
<p>SCALE: 1" = 500'</p>	<p>SCALE: 1" = 20'</p>
<p>811 Know what's below. Call before you dig.</p>	<p>L4-3</p>

\\bgcdata\ncap\Projects\Lennar\8430-03 - lennar - school street - rolesville\03 - DWG\plansheets\On-Site\L4.4 AMENITY - PLANTING PLAN.dwg Layout: L4-4 AMENITY - PLANTING PLAN Plotted: 3/3/2025 11:48:02 AM



SCALE: 1" = 500'

SODDING NOTES

SITE PREPARATION

1. CONTRACTOR TO FINE GRADE ALL SOD AREAS PRIOR TO INSTALLATION
2. CONTRACTOR TO LOOSEN SOIL TO A DEPTH OF 4" BY DISKING, RAKING, ROTO-TILLING, OR OTHER ACCEPTABLE MEANS, AND RAKE SMOOTH ENSURING ALL ROOTS, DEBRIS, AND STONES GREATER THAN 1"Ø ARE REMOVED.
3. CONTRACTOR TO PROVIDE A SOIL pH AND NUTRIENT TEST TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, AND AMEND SOIL AS NEEDED PER LOCAL COOPERATIVE EXTENSION OFFICE GUIDELINES TO ACHIEVE IDEAL GROWING CONDITIONS FOR BOTH TURF AND LANDSCAPE BEDS.
4. ALL SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF SOD.

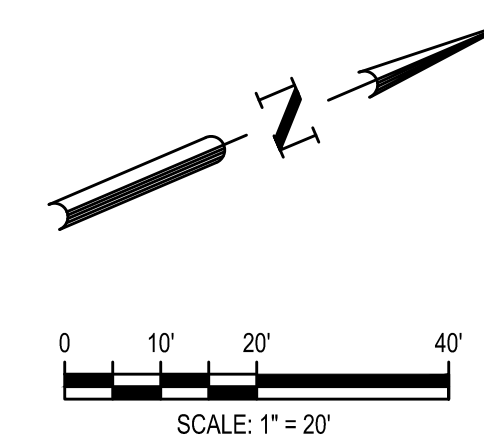
NO SODDED AREAS SHALL BE INSTALLED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING, HAVE OCCURRED.

SOD INSTALLATION

1. CONTRACTOR TO ENSURE SOD AREAS UTILIZE ROLLS THAT ARE NOT BROKEN OR STRETCHED AND FREE OF DISEASE, PESTS, AND THATCH.
2. SODDING SHALL OCCUR IN EARLY SPRING OR EARLY FALL AND SHALL BE INSTALLED WITHIN 24 HOURS OF ARRIVING ON SITE UNLESS APPROVED OTHERWISE BY LANDSCAPE ARCHITECT.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS ON SITE AND HAVE STAGGERED JOINTS. SOD SHALL BE STAKED ON SLOPES GREATER THAN 3:1 OR IN DRAINAGE SWALES.
4. CONTRACTOR TO APPLY STARTER FERTILIZER AT TIME OF SODDING AT A RATE RECOMMENDED BY THE MANUFACTURER.
5. CONTRACTOR IS RESPONSIBLE FOR WATERING AND CONTINUED MAINTENANCE OF SODDED AREAS UNTIL PROJECT COMPLETION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	CONT
SHRUBS							
+	AR	11	Abella x 'Rose Creek'	Rose Creek Abella	24" ht	18" spr	3 gal
+	HPJ	7	Hydrangea paniculata 'Lane'	Little Lime® Panicle Hydrangea	24" ht	18" spr	3 gal
+	HSQ	6	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	24" ht	18" spr	3 gal



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REV	DATE	DESCRIPTION
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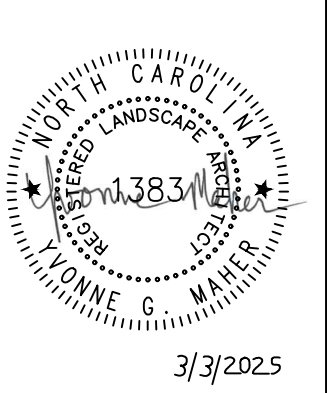
DESIGNED BY: DF/CD
DRAWN BY: DF/JWM
REVIEWED BY: DF

BGE
5438 WADE PARK BLVD., SUITE 420
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4387 ©2023

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

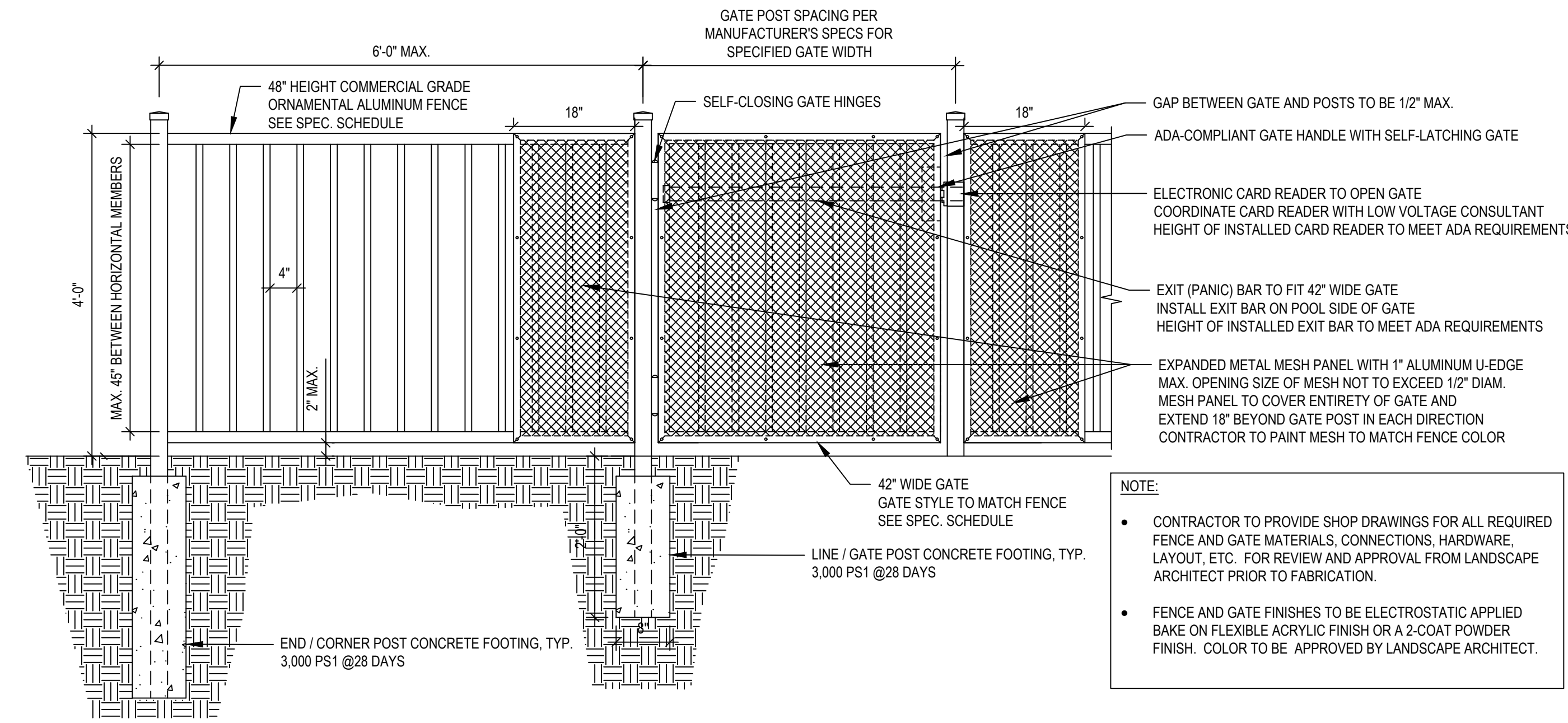
PARKER RIDGE
AMENITY CENTER
SDP-24-10
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

AMENITY - PLANTING PLAN

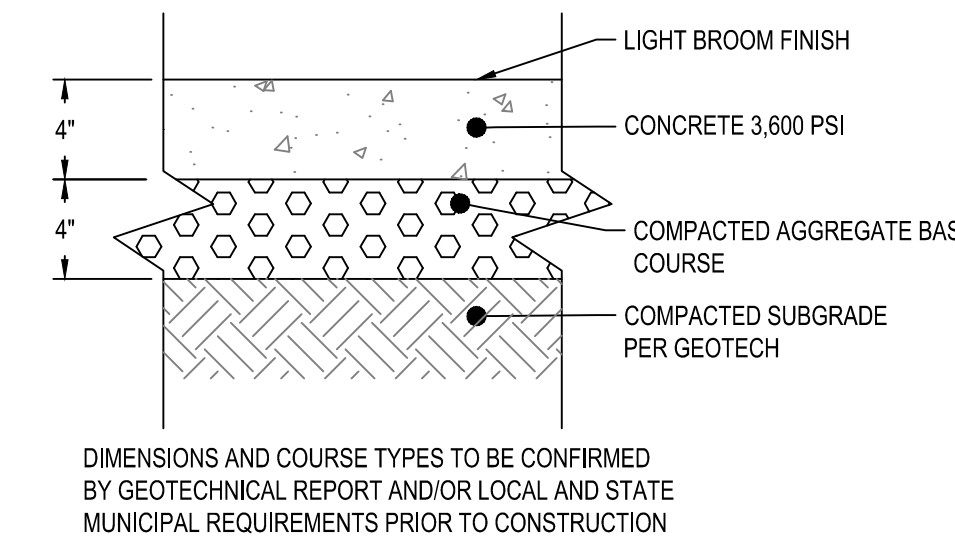


FILE NUMBER:
8430-03
DATE: 03/03/2025

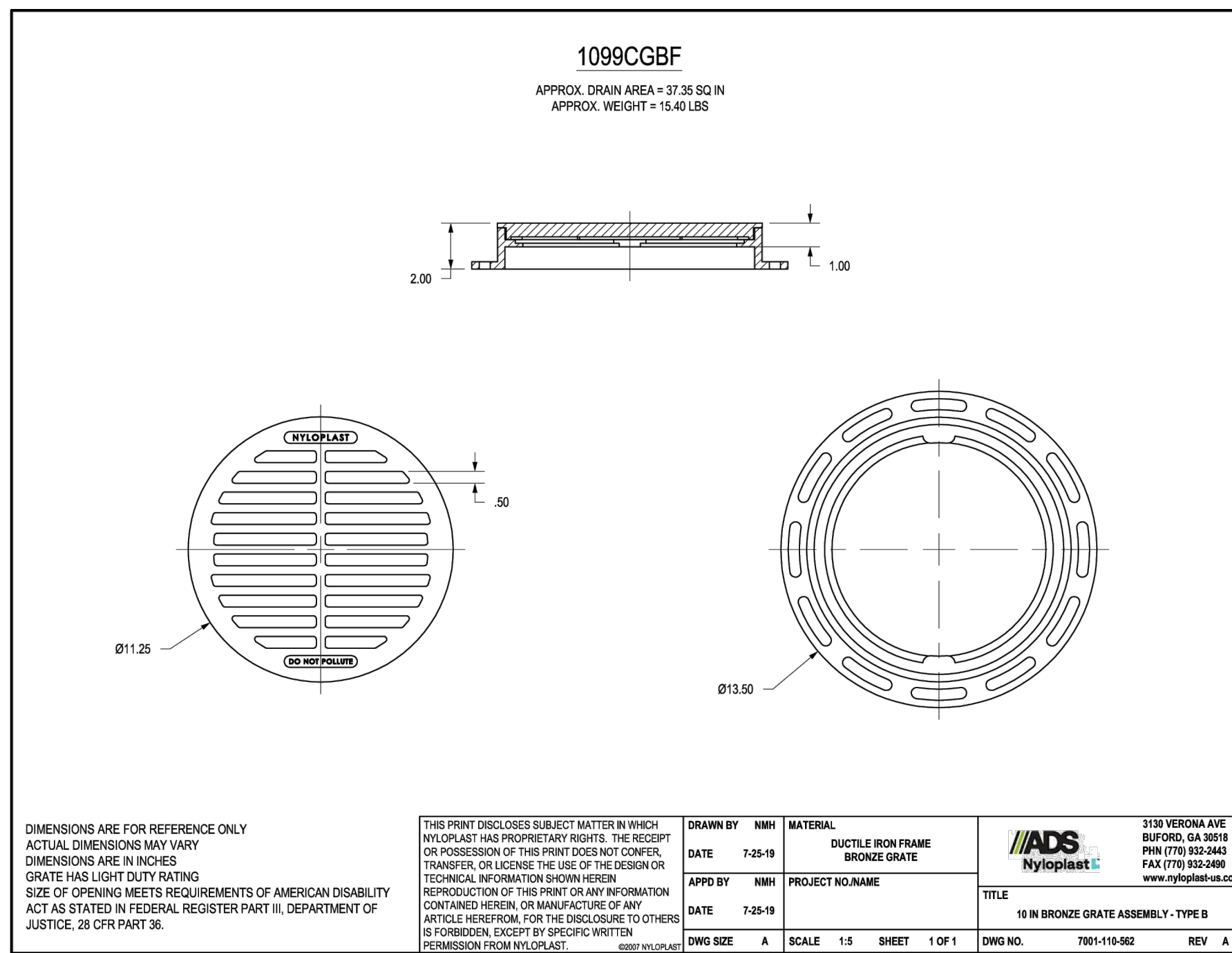
L4-4



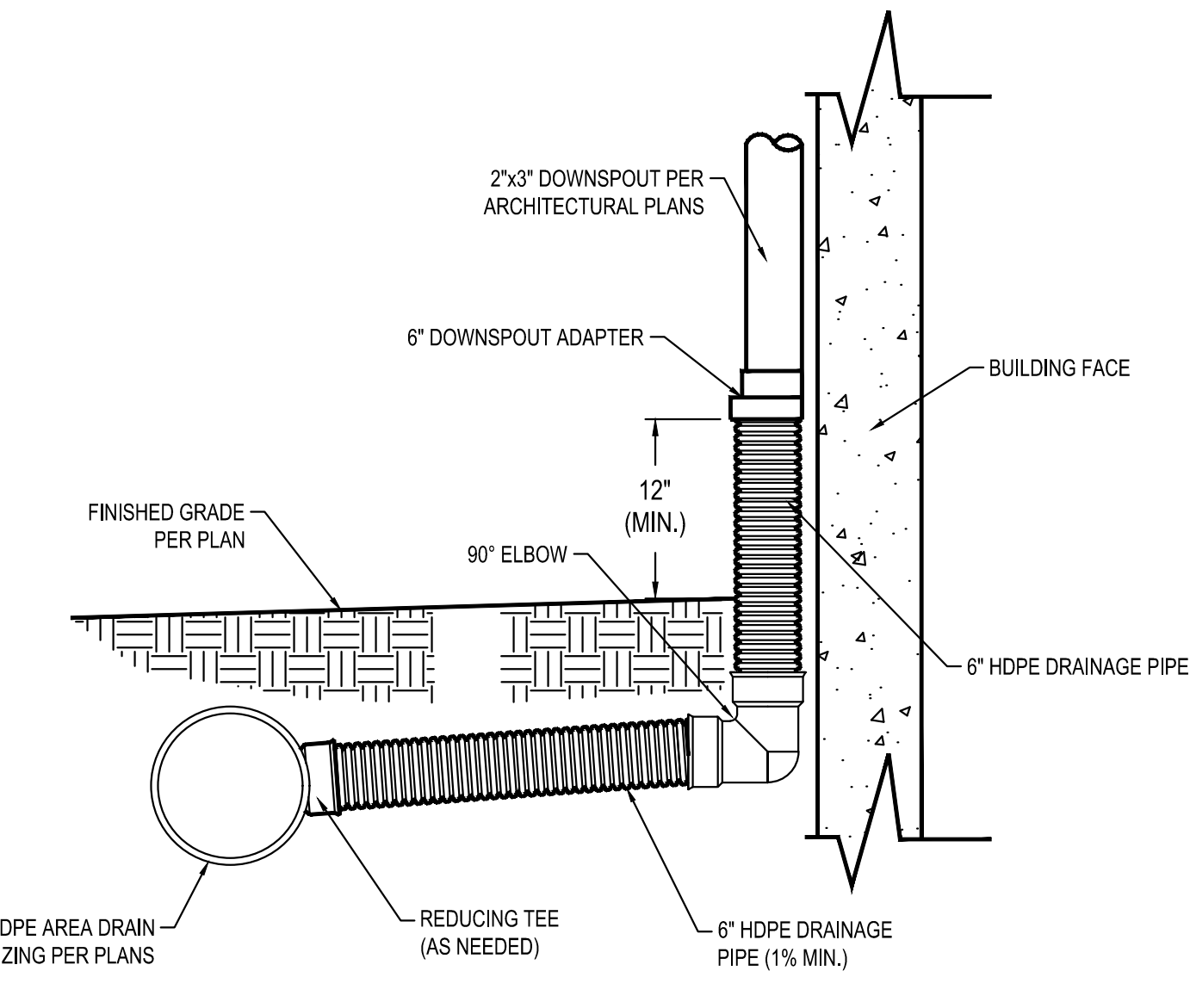
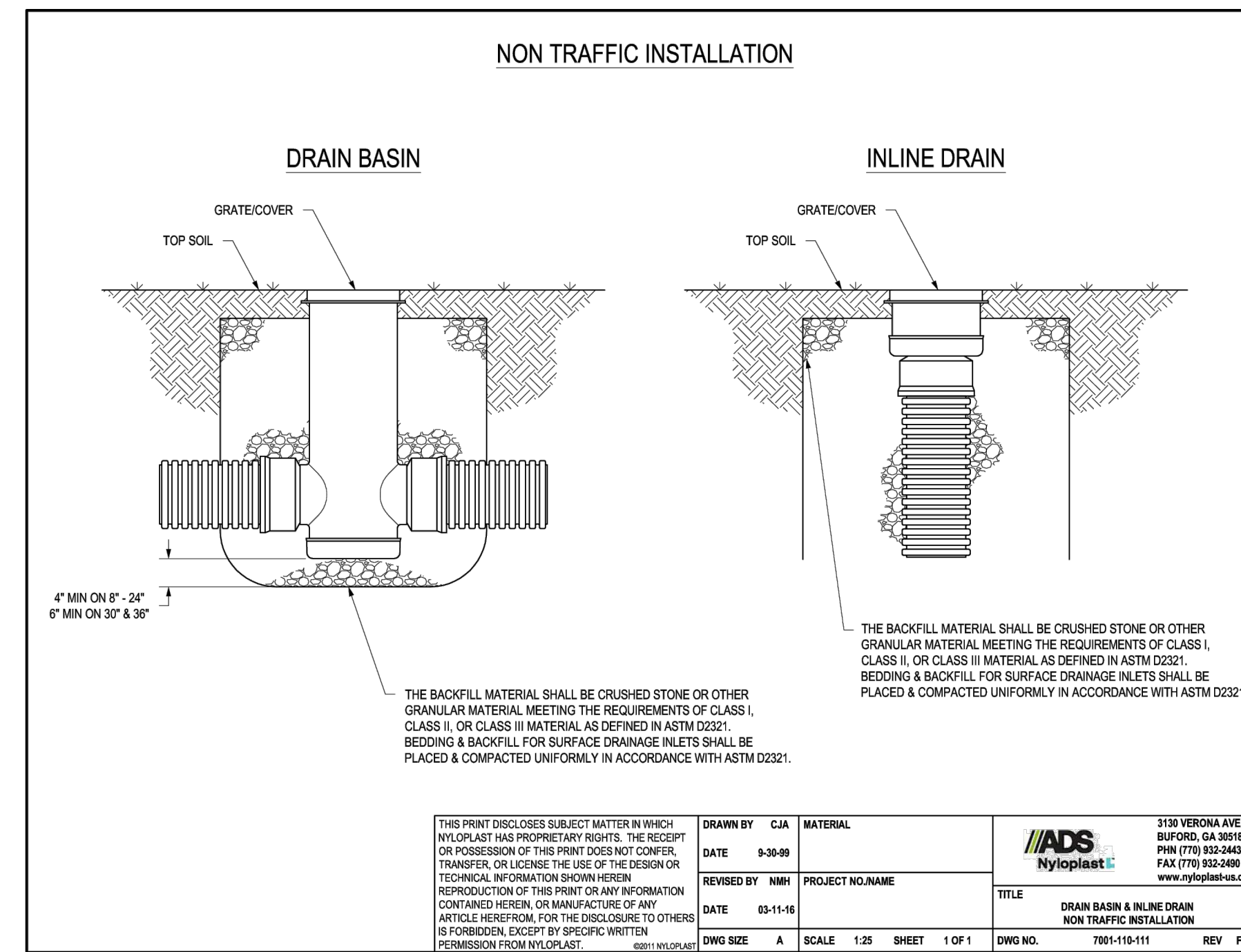
1 POOL FENCE AND GATE
SCALE: 3/4" = 1'-0"



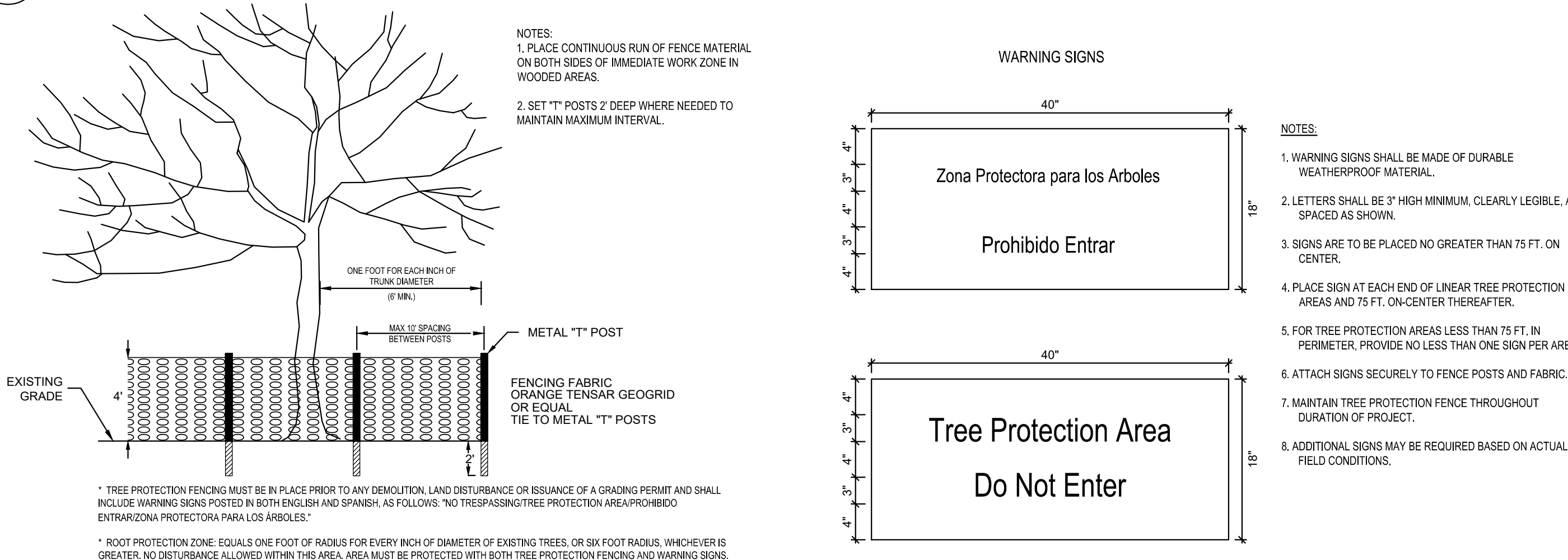
2 LIGHT DUTY CONCRETE SIDEWALK/PAVEMENT SECTION
NOT TO SCALE



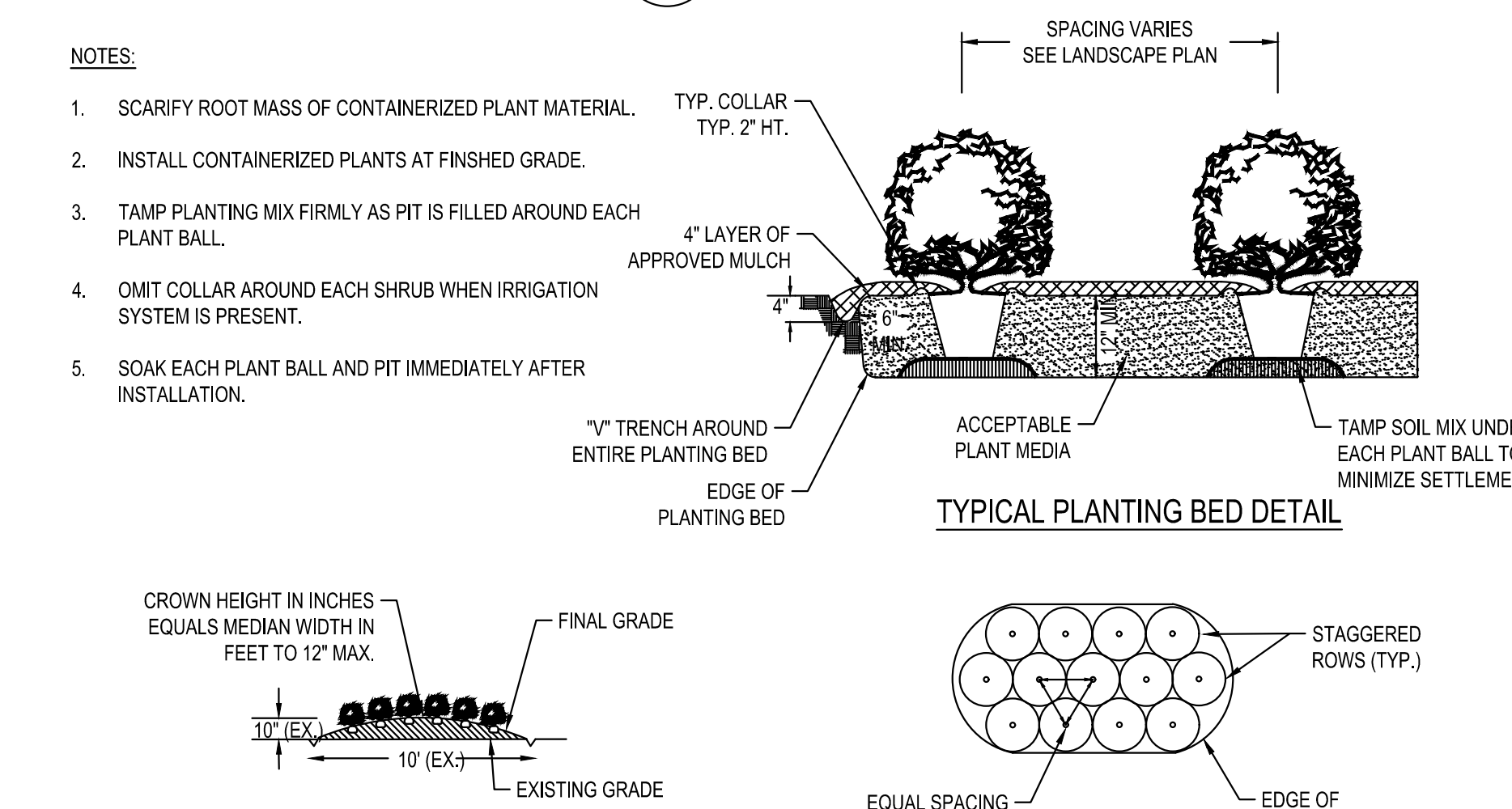
3 DRAIN INLET
NOT TO SCALE



4 6" HDPE ROOF DRAIN CONNECTION DETAIL
NOT TO SCALE



5 TREE PROTECTION FENCE DETAIL
NOT TO SCALE



6 SHRUB PLANTING BED DETAIL
NOT TO SCALE

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

03/03/2025 PER TOWN OF ROLESVILLE COMMENT
01/10/2025 PER TOWN OF ROLESVILLE COMMENT

REVISIONS

DATE
REV

DESCRIPTION

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

5438 WADE PARK BLVD, SUITE 420
RALEIGH NC 27607
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NC LICENSE #C-4387
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LENNAR
CORPORATION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NORTH CAROLINA / 27560

PARKER RIDGE
AMENITY CENTER
SDP-24-10
62 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

AMENITY - SITE AND
PLANTING DETAILS
(1 OF 2)

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

FILE NUMBER:
8430-03
DATE: 03/03/2025
L4-5

\\gencdata\ncal\Projects\Lennar\8430-03 - lemmar - school street - roleville\03 - DWG\p\plansheets\On-Site\4-6 SITE AND PLANTING DETAILS (2 OF 2) - Site and Planting Details.dwg Layout: L4-6 AMENITY - SITE AND PLANTING DETAILS (2 OF 2) Plotter: 3/3/2025 11:50:45 AM

SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10

REV	DATE	DESCRIPTION
1	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
2	01/02/2025	PER TOWN OF ROLESVILLE COMMENT

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

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

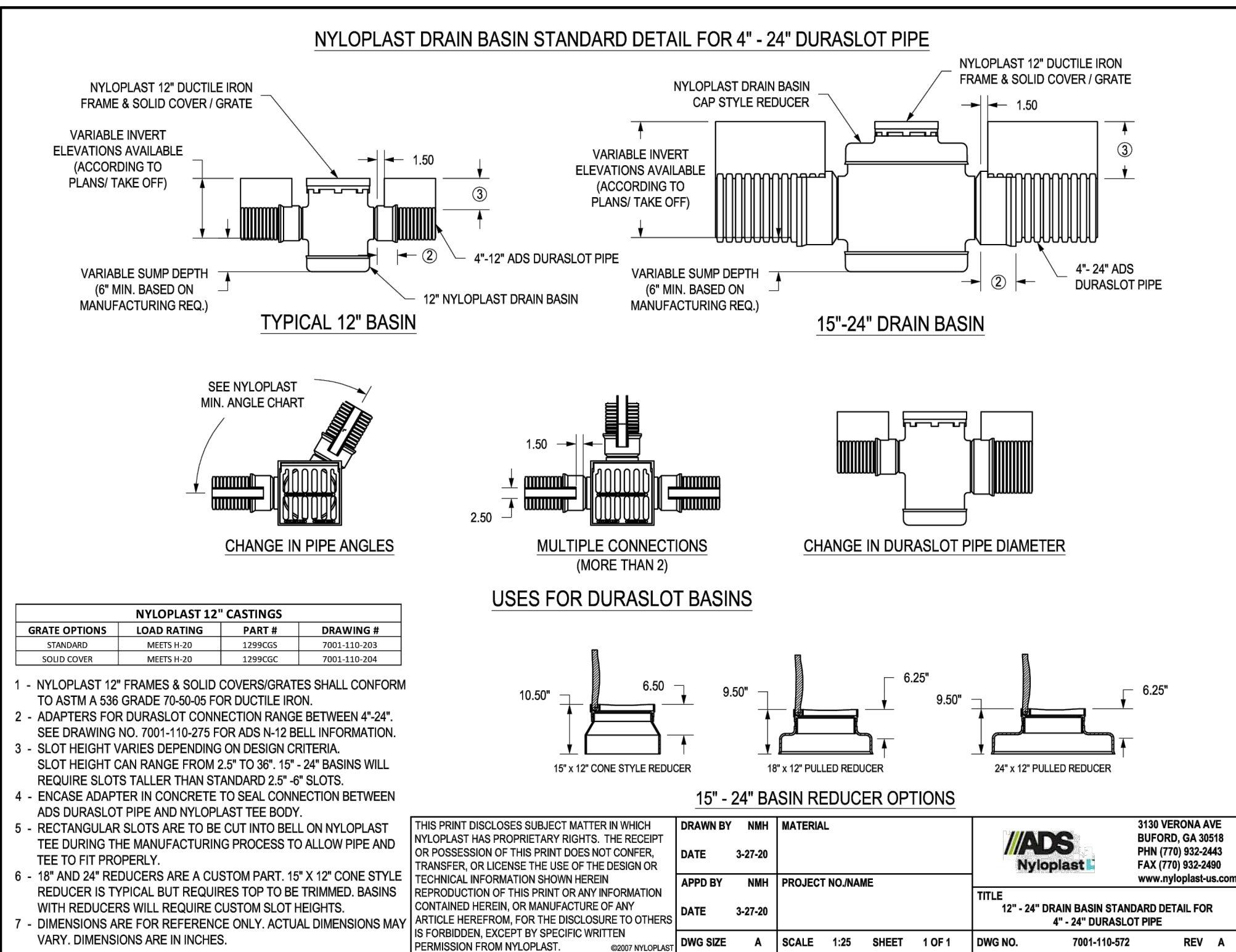
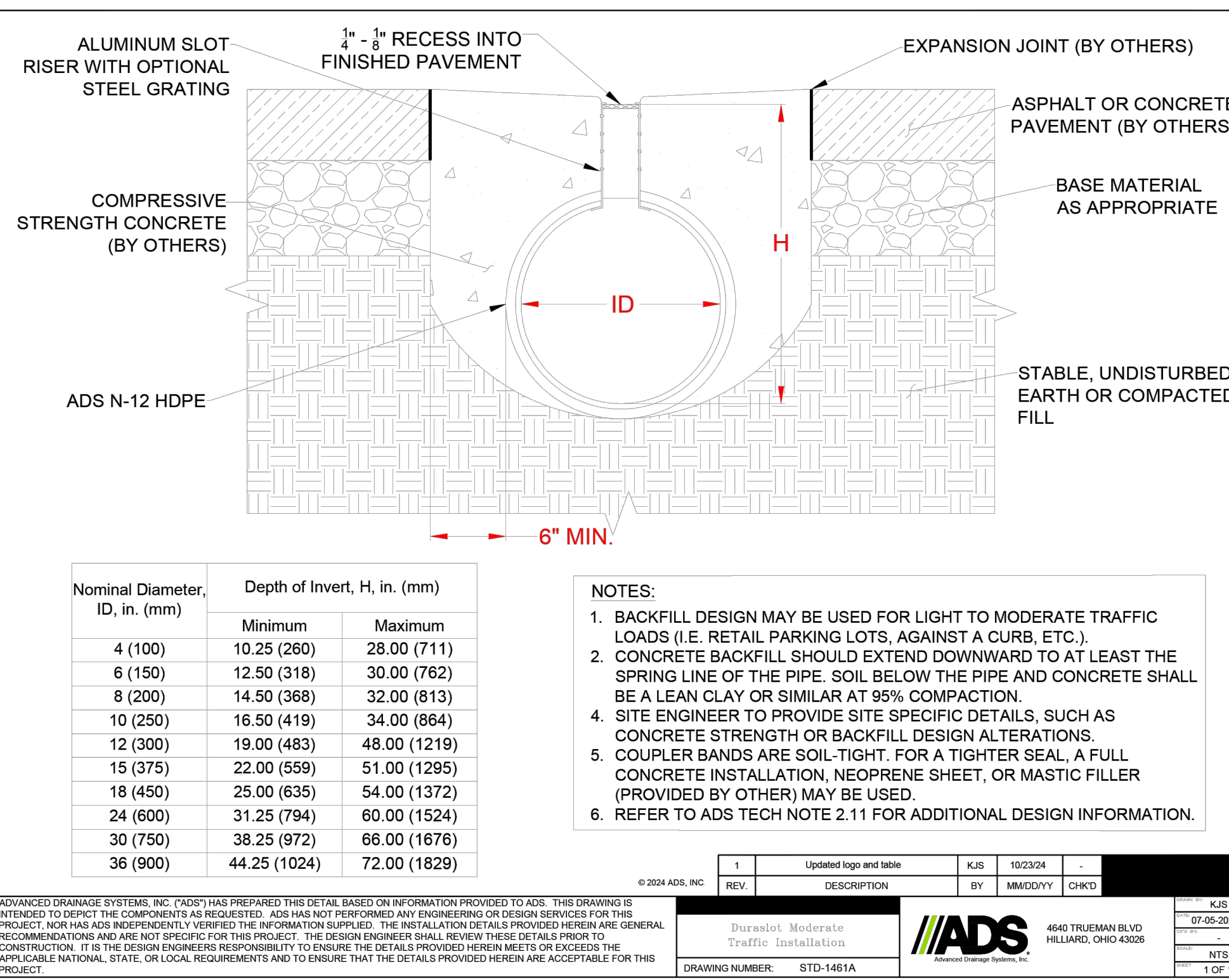
**PARKER RIDGE
AMENITY CENTER**
SDP-24-10
82 SCHOOL STREET
ROLESVILLE / NORTH CAROLINA / 27571

AMENITY - SITE AND
PLANTING DETAILS
(2 OF 2)

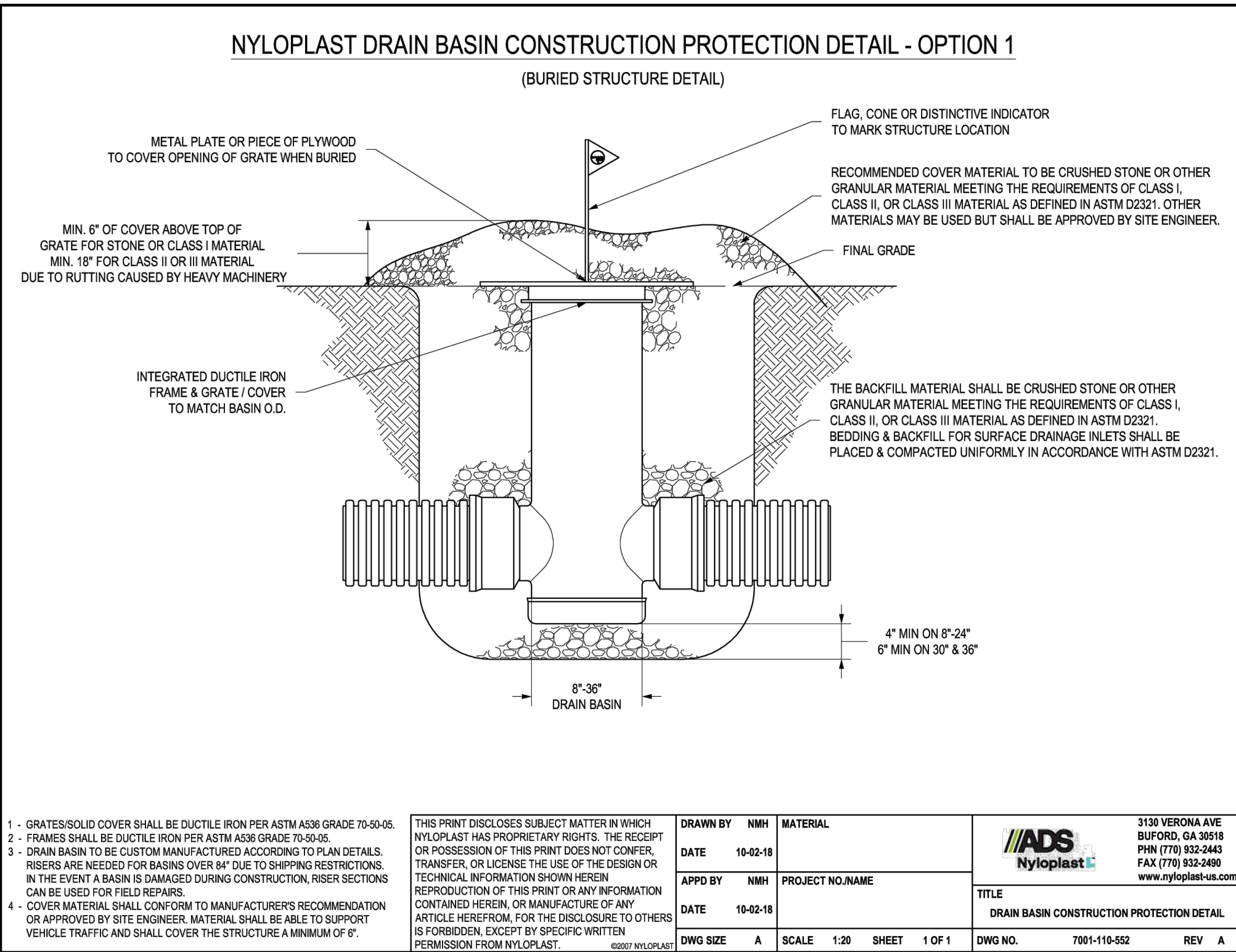
PROFESSIONAL
SEAL
028892
ENGINEER
LESLIE M. FERN
3-3-25

FILE NUMBER:
8430-03
DATE: 03/03/2025

L4-6



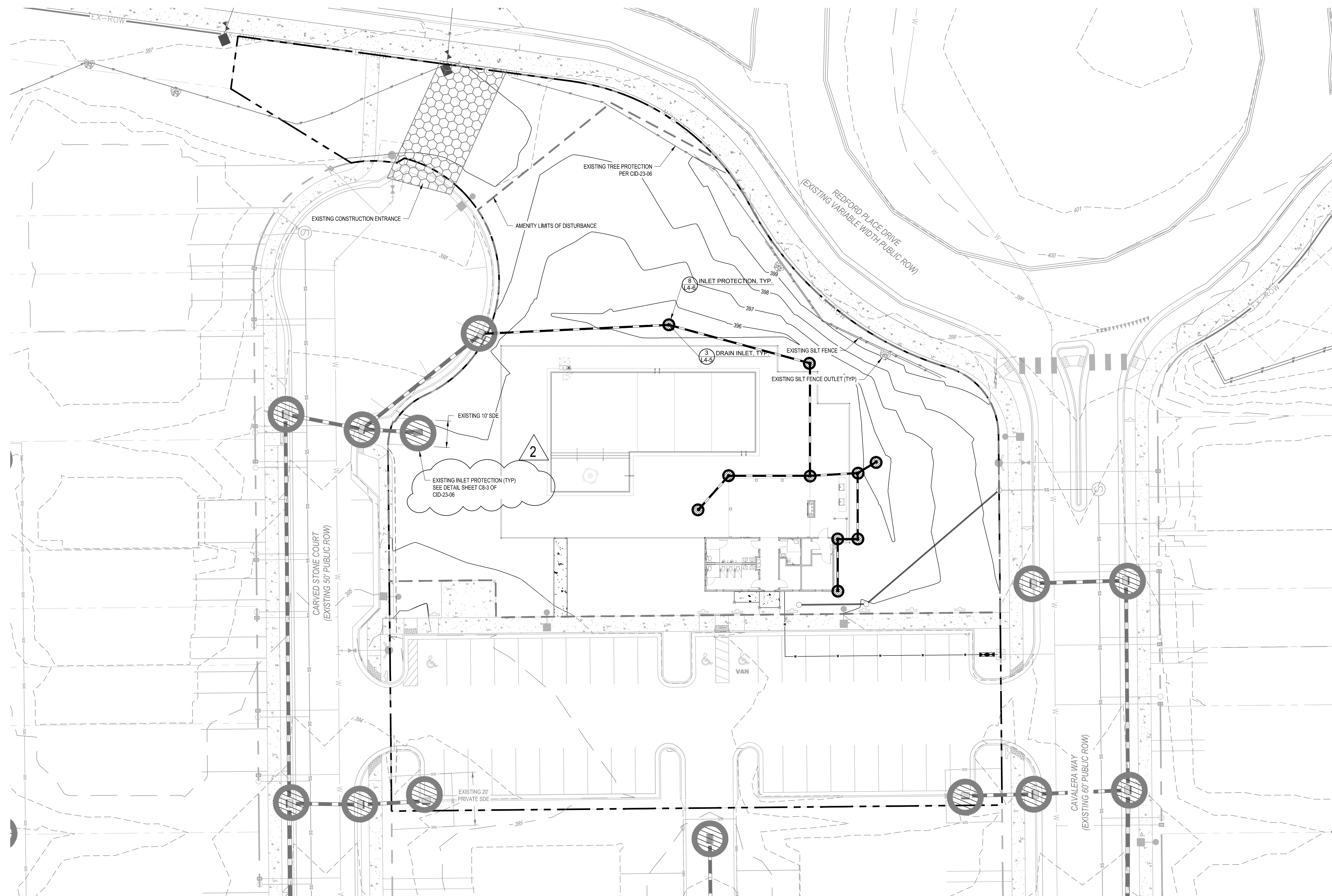
7 SLOTTED DRAIN
NOT TO SCALE



8 NYLOPLAST DRAIN INLET PROTECTION
NOT TO SCALE



\\bergen\data\NCA\Projects\Lemman\8430-03 - Lemmar - school street - rolesville\03 - DWG\plansheets\On-Site\L4-3 AMENITY - EROSION CONTROL.dwg Layout: L4-7 AMENITY - EROSION CONTROL Plotted: 3/3/2025 11:38:37 AM



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

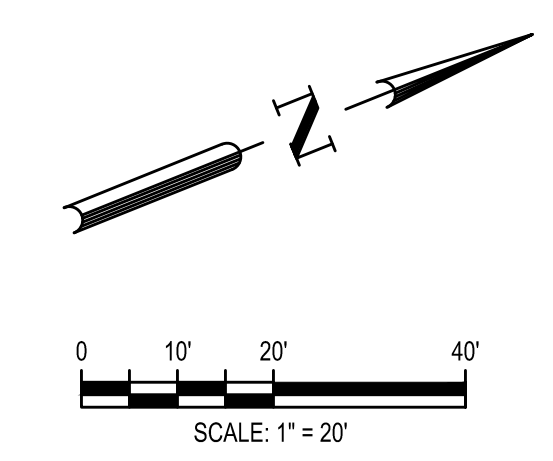
PROPOSED UTILITY LEGEND

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

NOTE: INITIAL SITE STABILIZATION TO BE PER CID-23-06



SCALE: 1" = 500'

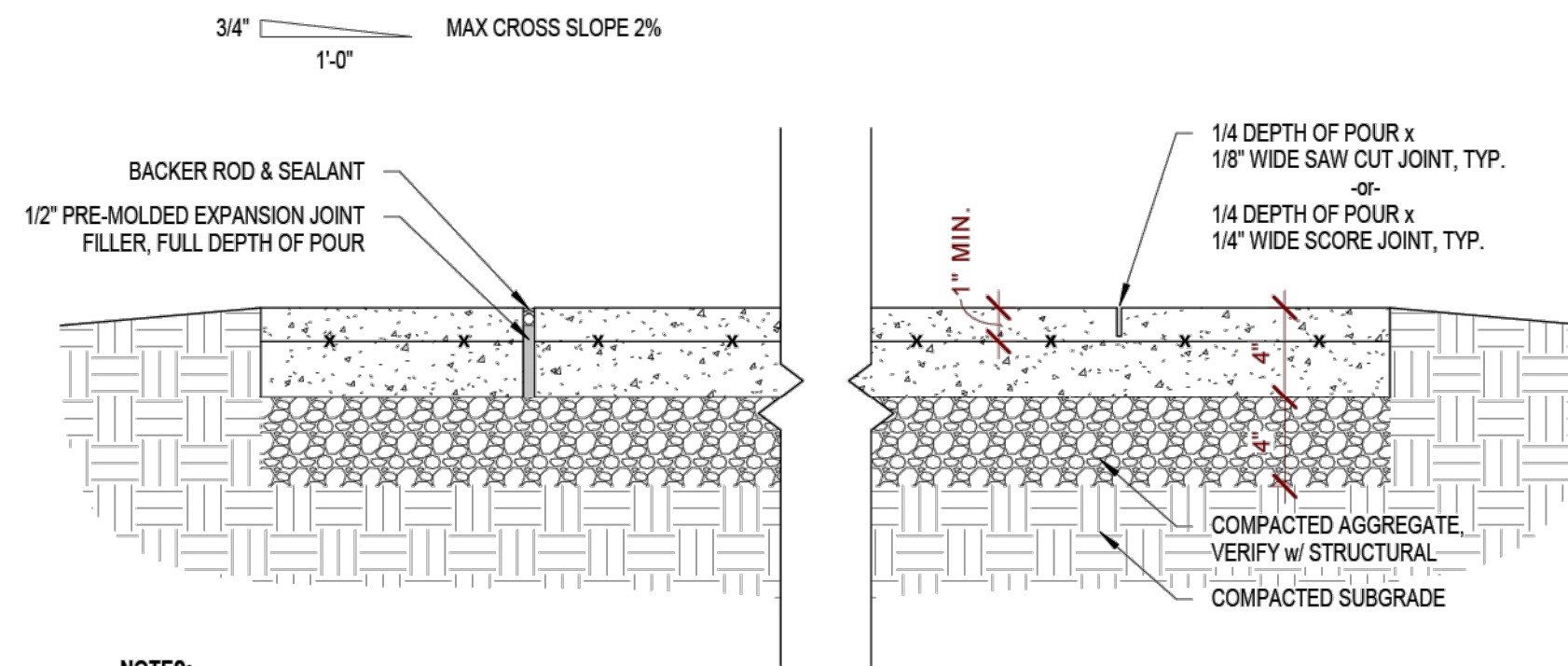
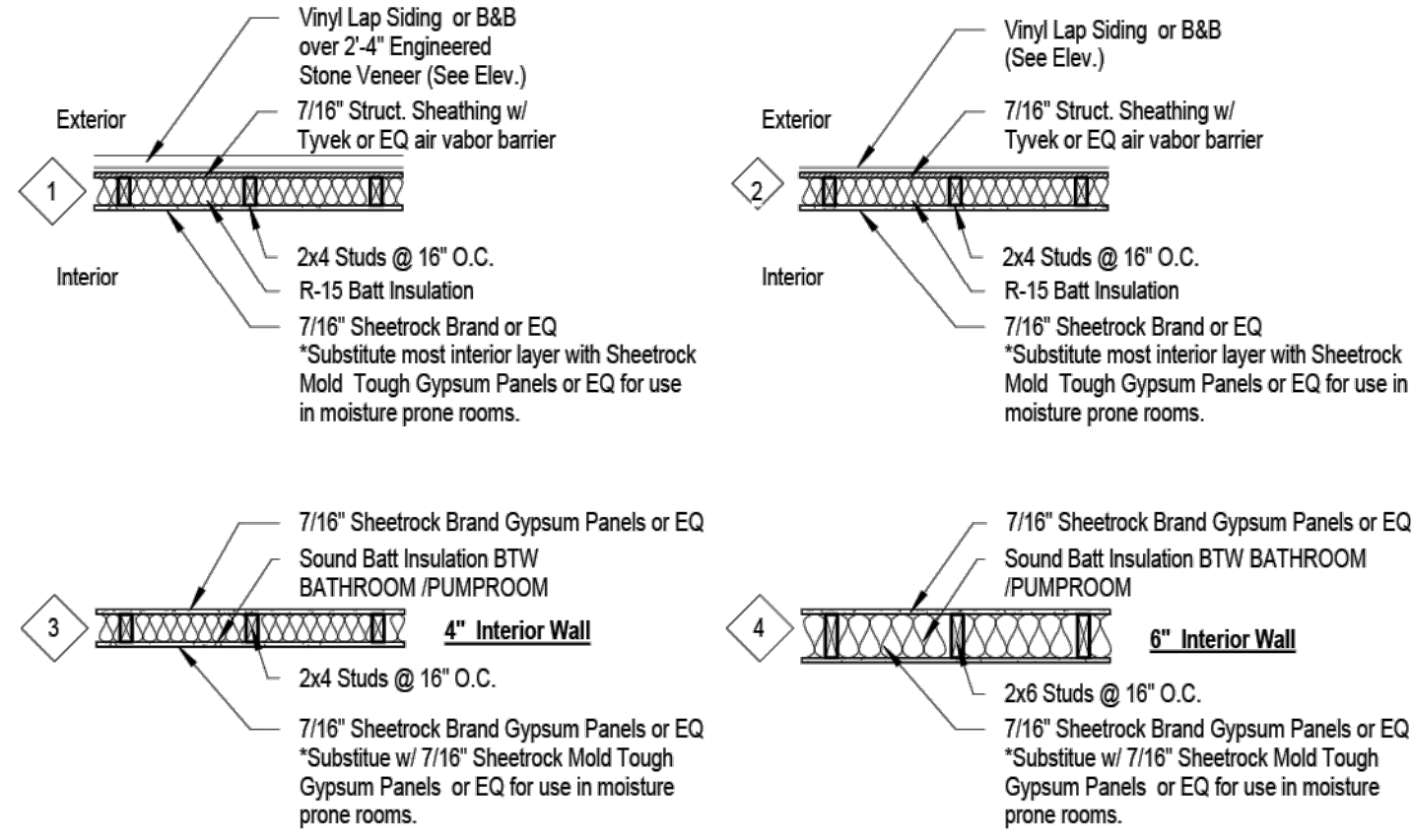


SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



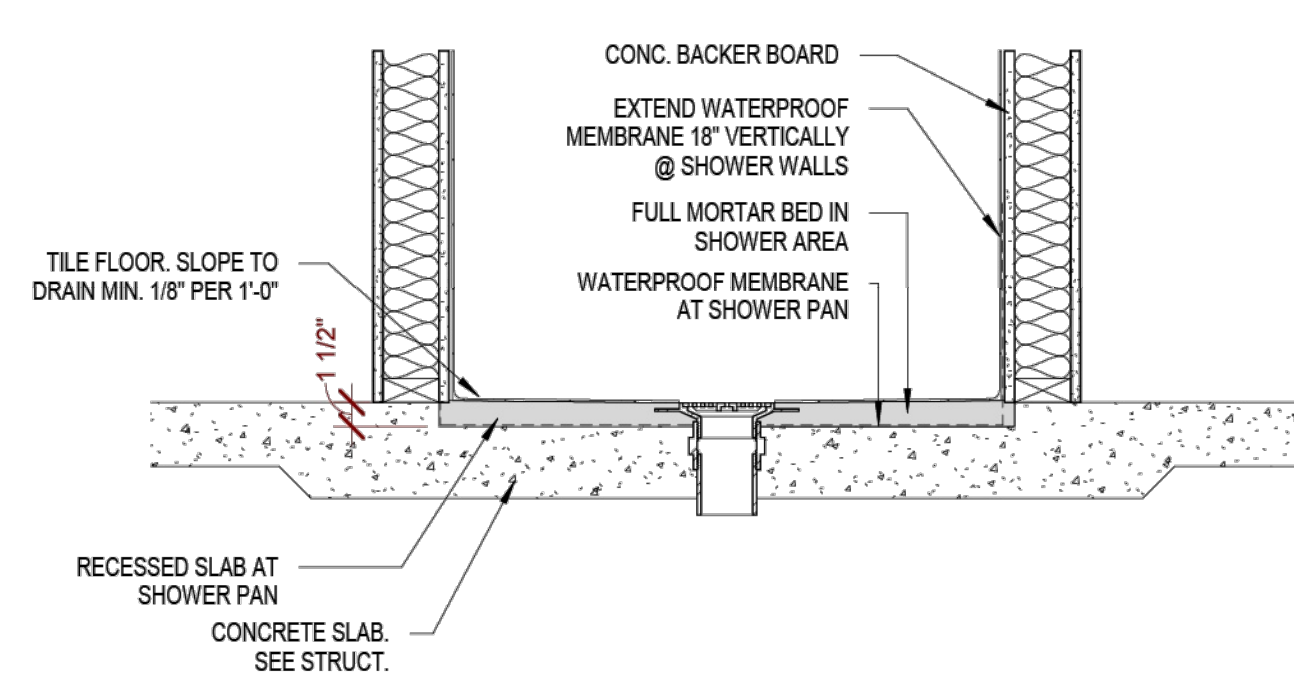
DESIGNED BY: DF/CD	03/03/2025	PER TOWN OF ROLESVILLE COMMENT
DRAWN BY: DF/JWM	01/02/2025	PER TOWN OF ROLESVILLE COMMENT
REVIEWED BY: DF		
	REV	DATE
5438 WADE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397		
LENNAR CORPORAION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE / NORTH CAROLINA / 27560		
PARKER RIDGE AMENITY CENTER SDP-24-10 82 SCHOOL STREET ROLESVILLE / NORTH CAROLINA / 27571		
AMENITY - EROSION CONTROL		
FILE NUMBER:	8430-03	
DATE:	03/03/2025	
	L4-7	

Wall Type Details

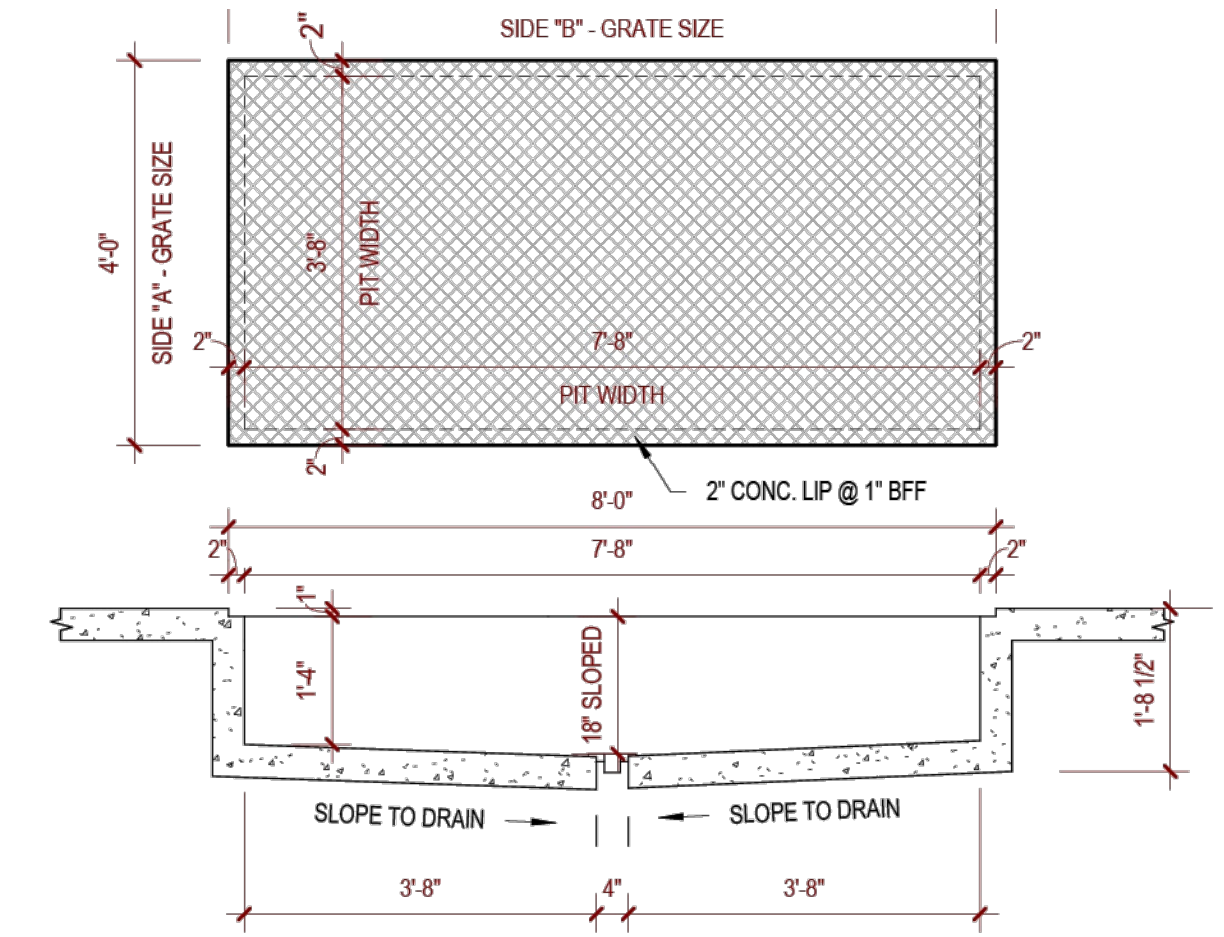


- NOTES:**
- ALL JOINTS TO BE CUT w/ WET WALK BEHIND SAW TO ENSURE ALL CUTS ARE PERPENDICULAR w/ FACE OF CONCRETE
 - MAXIMUM CONTROL JOINT SPACING SHALL BE 10 FT. IN EACH DIRECTION UNLESS SHOWN OTHERWISE ON PLAN, SEE STRUCT.
 - PROVIDE EXPANSION JOINT WHERE SLABS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED ON PLANS OR 25'-0" MAX O.C.

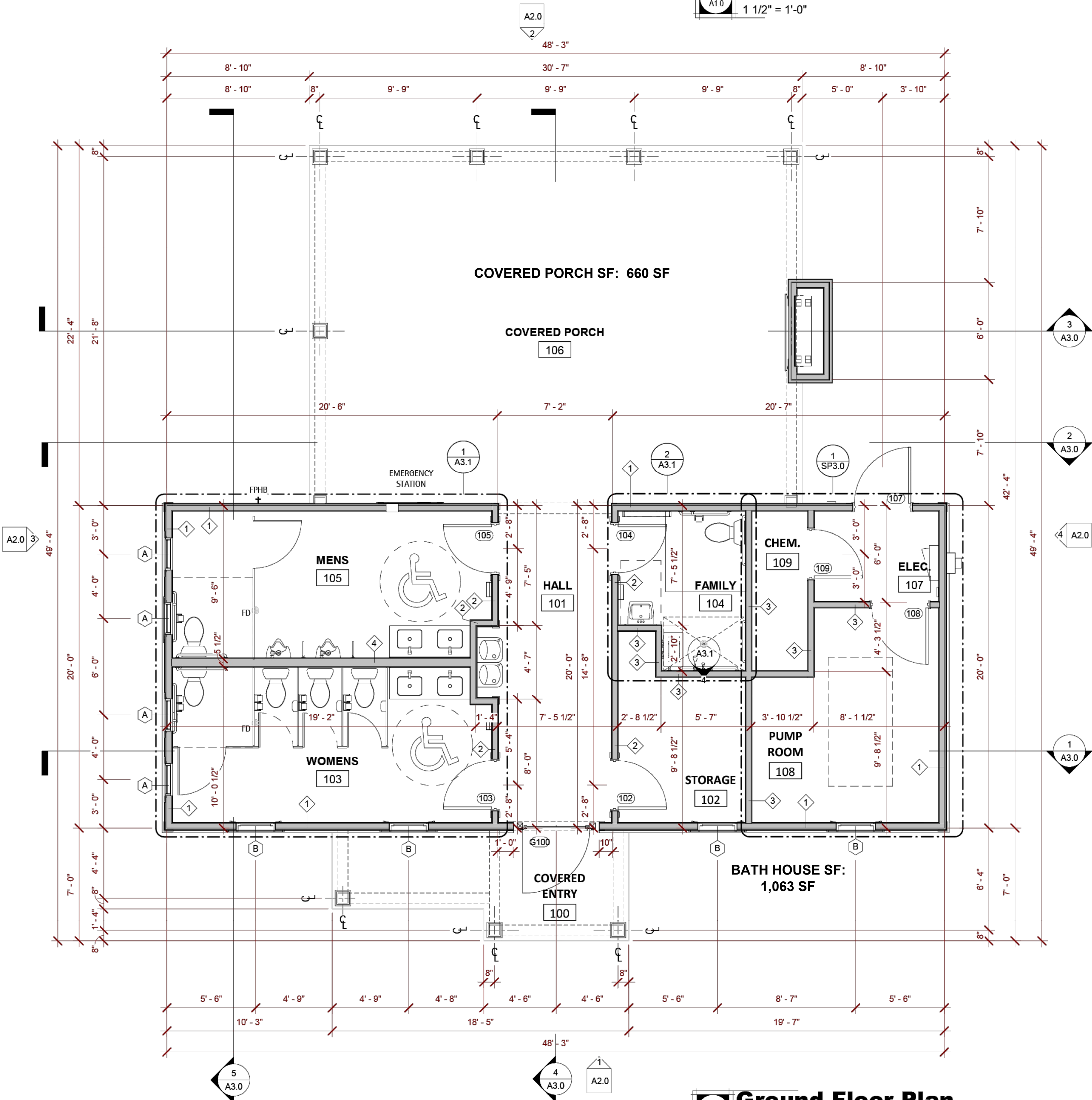
5 Detail - Typ Concrete Joints
1 1/2" = 1'-0"



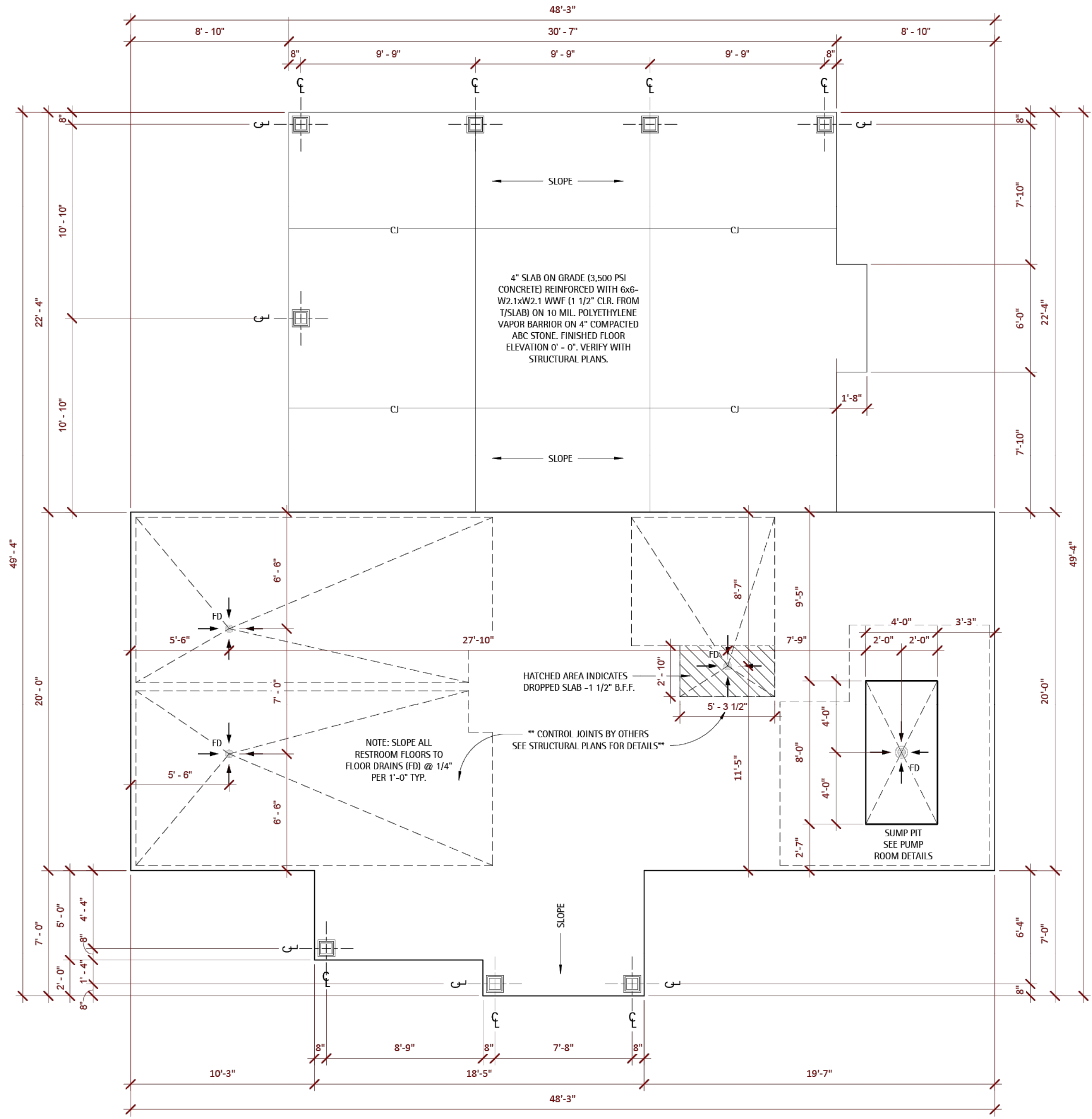
4 Detail - Recessed Slab @ Shower
1" = 1'-0"



3 Detail - Sump Pit
1/2" = 1'-0"

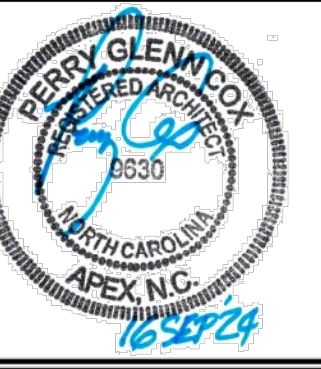


2 Ground Floor Plan
1/4" = 1'-0"



1 Foundation Plan
1/4" = 1'-0"

SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



Perry Cox
architect, p.a.
207 Hudson Ave., Apex, NC 27502
P: 919.363.5411
www.pcoxdesign.com

DATE	
REVISION	
NO.	

SHEET DESCRIPTION
FOUNDATION & FLOOR PLANS

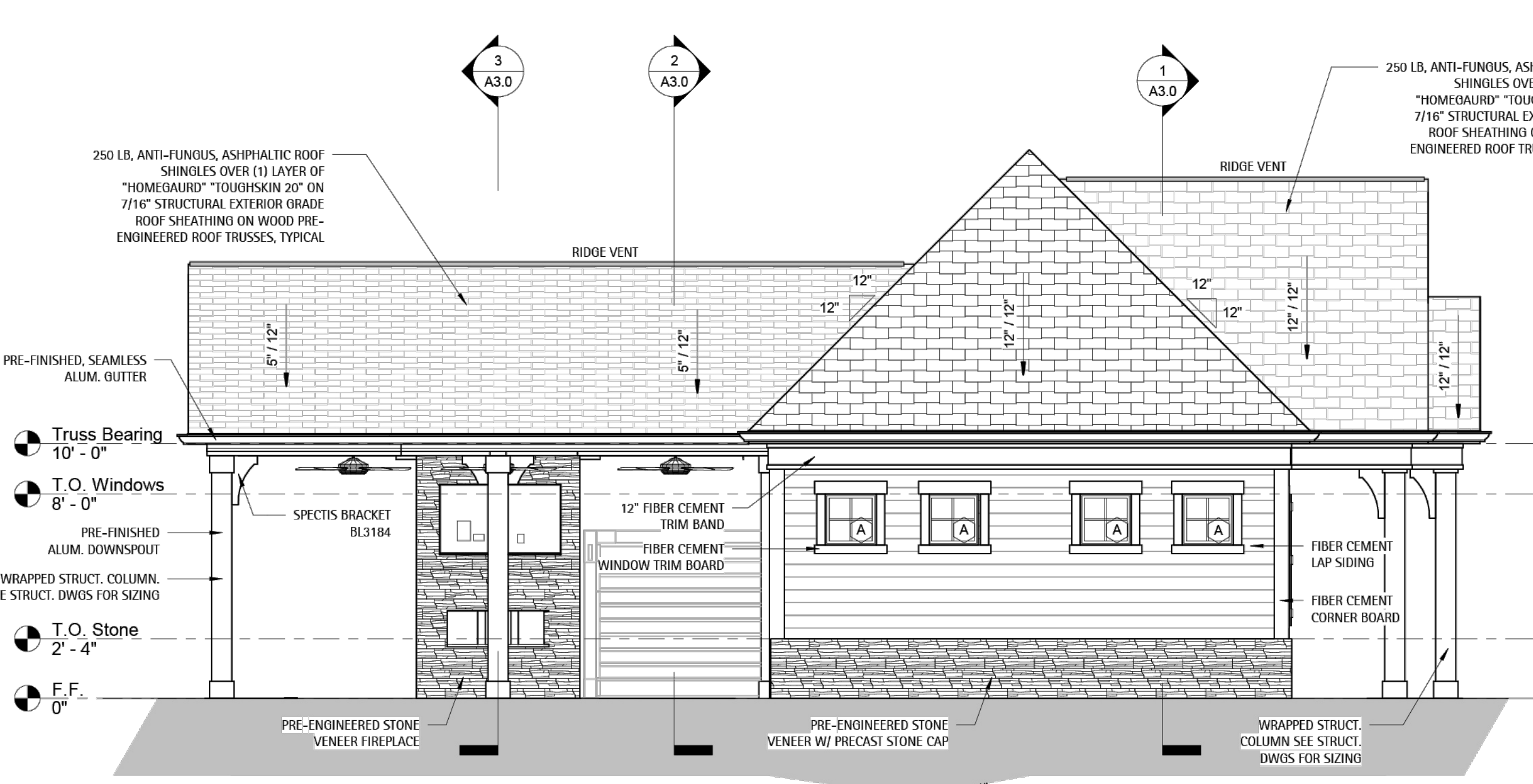
PROJECT #: 2024039
DATE ISSUED: 09/16/2024
DRAWING BY: JVD
CHECKED BY: DSC/PGC

**PARKER RIDGE AMENITY
LENNAR HOMES
AMENITY & POOL
ROLESVILLE, NC**

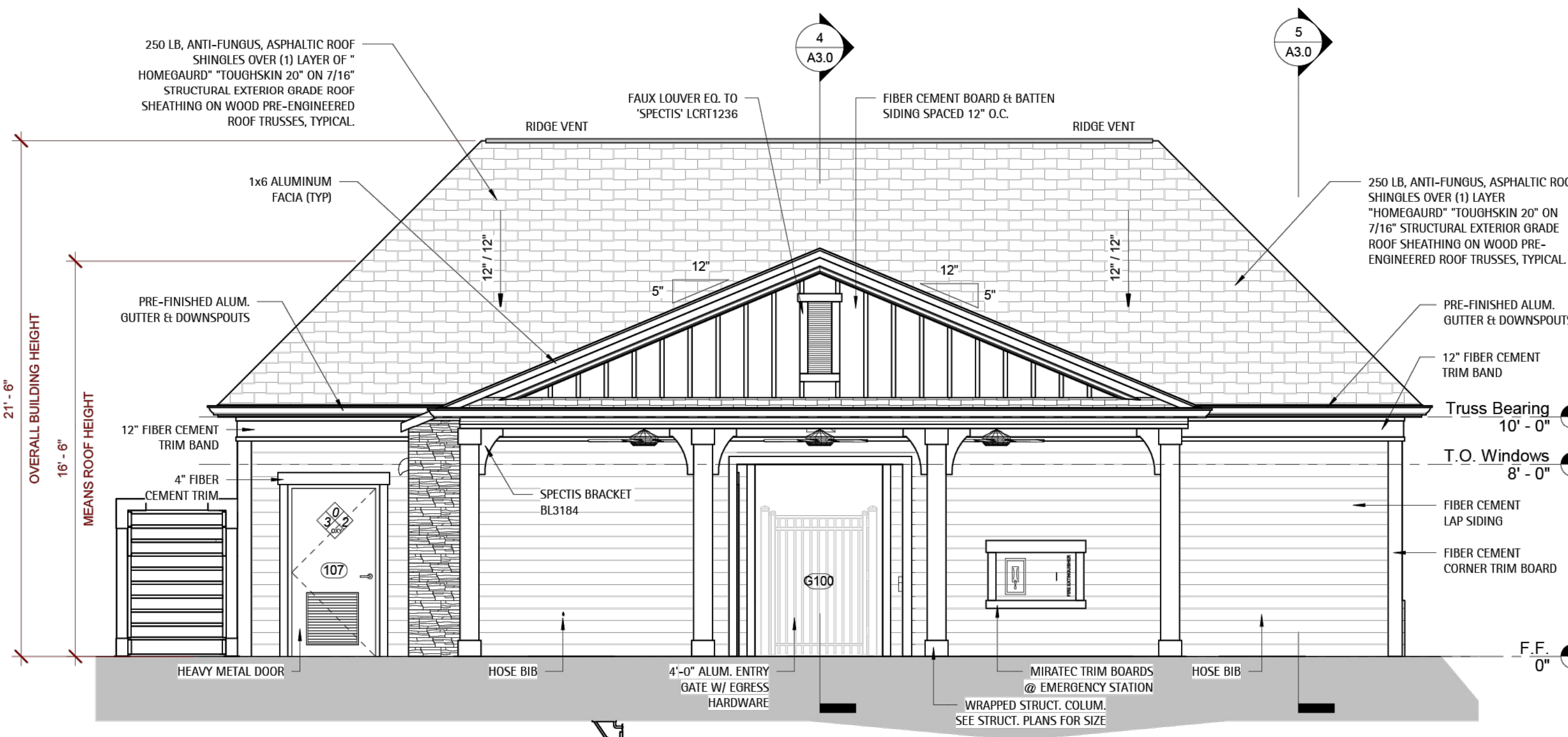
MATERIAL LEGEND

- ASPHALT ROOF SHINGLES - GAF/TIMBERLINE NATURAL COLOR: CHARCOAL GRAY
- PRE-ENGINEERED STONE VENEER - STYLE: PROVIA CUT: TERRA CUT COLOR: FLINTRIDGE
- PAINTED TRIM, COLUMN & DROP BEAM - COLOR: PURE WHITE (SW 7005)
- FIBER CEMENT LAP SIDING - JAMES HARDIE COLOR PLUS COLOR: ARTIC WHITE
- FIBER CEMENT BOARD & BATTEN - JAMES HARDIE COLOR PLUS COLOR: ARTIC WHITE
- SHUTTERS - COLOR: MID-AMERICAN TUXEDO GRAY
- EXTERIOR DOORS - COLOR: AFRICAN GRAY (SW 9162)
- METAL GATE & FENCE - COLOR: TRICORN BLACK (SW 6258)
- PRE-FINISHED SEAMLESS ALUM GUTTER - COLOR: WHITE
- WINDOW STYLE & COLOR - STYLE: 4 OVER 1 COLOR: WHITE MI 4300 SERIES OR SIMILAR
- FIBER CEMENT TRIM BOARD - JAMES HARDIE COLOR PLUS COLOR: ARTIC WHITE

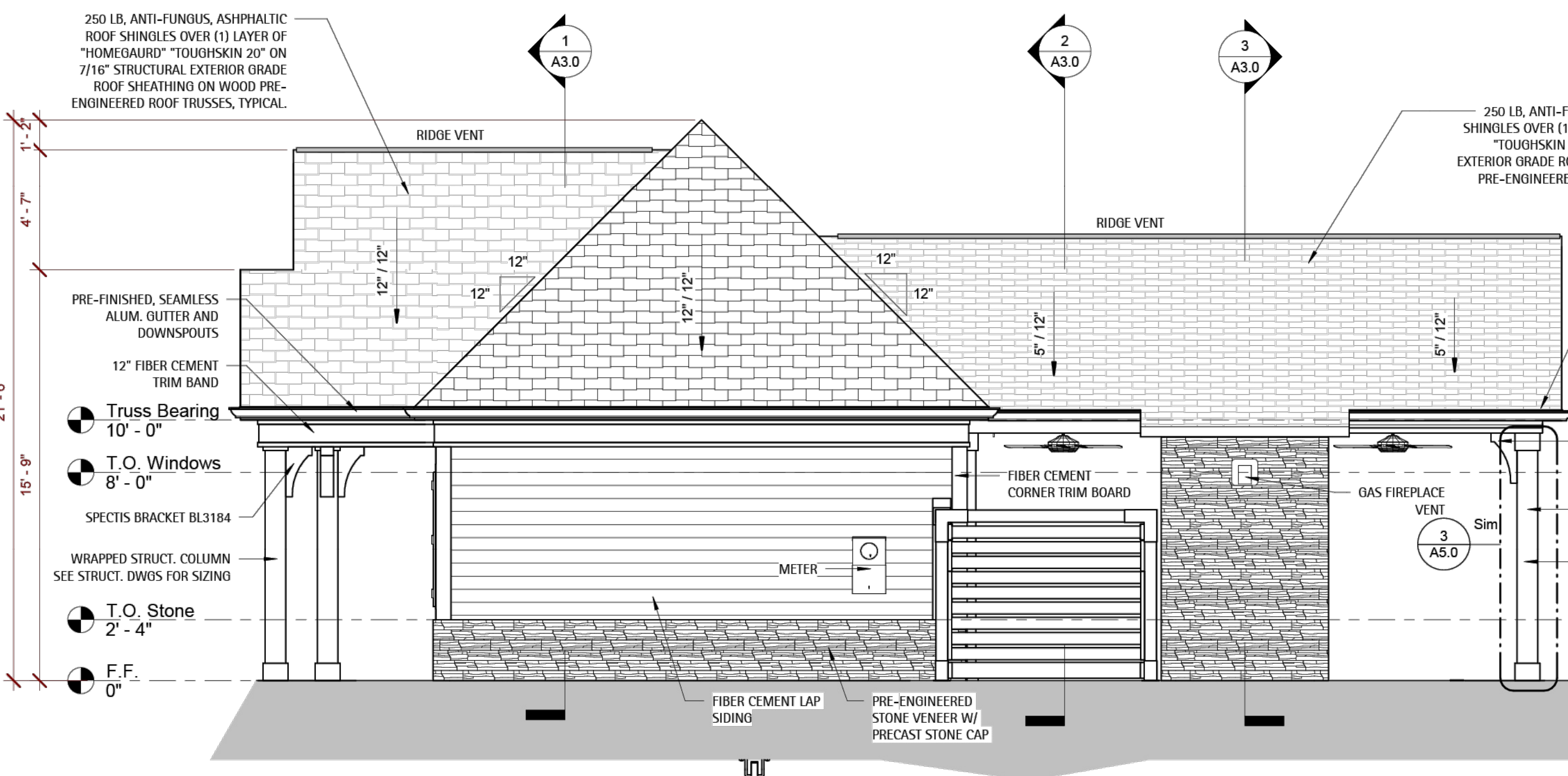
SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



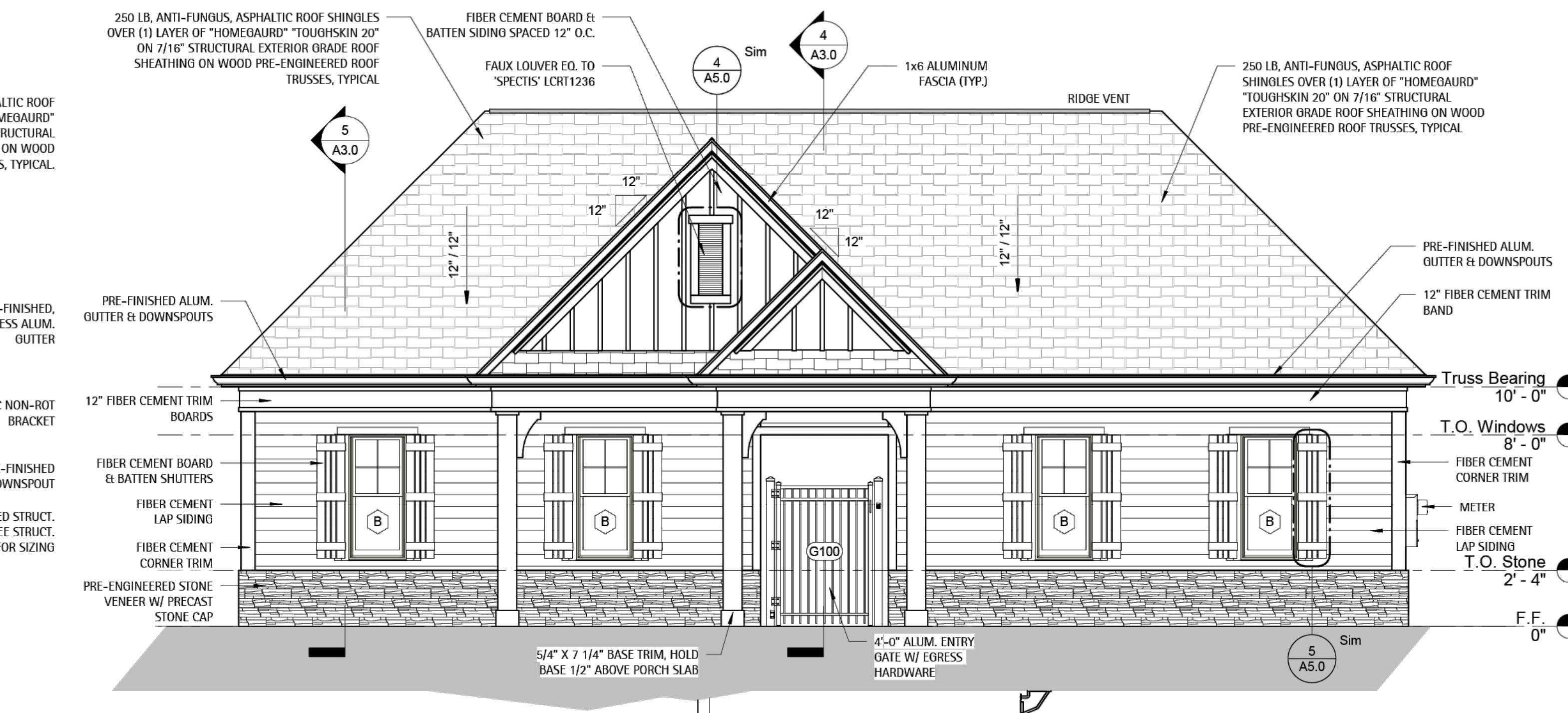
Left Side Elevation
1/4" = 1'-0"



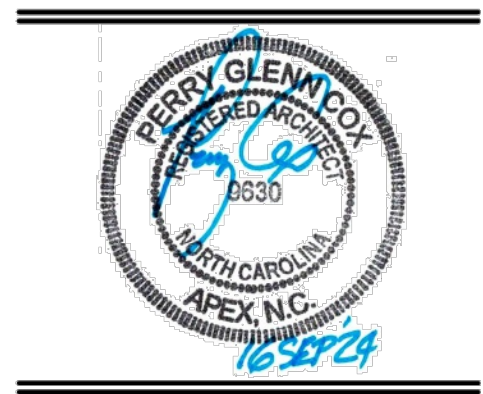
Rear Elevation
1/4" = 1'-0"



Right Side Elevation
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"



Perry Cox
architect, p.a.
207 Hudson Ave., Apex, NC 27502
P: 919.363.5411
www.pcoxdesign.com

NO.	REVISION	DATE

SHEET DISCRPTION
EXTERIOR ELEVATIONS


PROJECT #: 2024039
DATE ISSUED: 09/16/2024
DRAWING BY: JD
CHECKED BY: PGC/DSC

**PARKER RIDGE AMENITY
LENNAR HOMES
AMENITY & POOL
ROLESVILLE, NC**

A2.0

Symbol	Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor
	A	49	LED 50w Roadway - Type III - 3000K - Street	5312	0.85
	B	5	LED 50w Roadway - Type III - 3000K - Parking	5312	0.85

Outdoor Lighting



MICRO LED ROADWAY
(Meets Dark Sky Criteria)


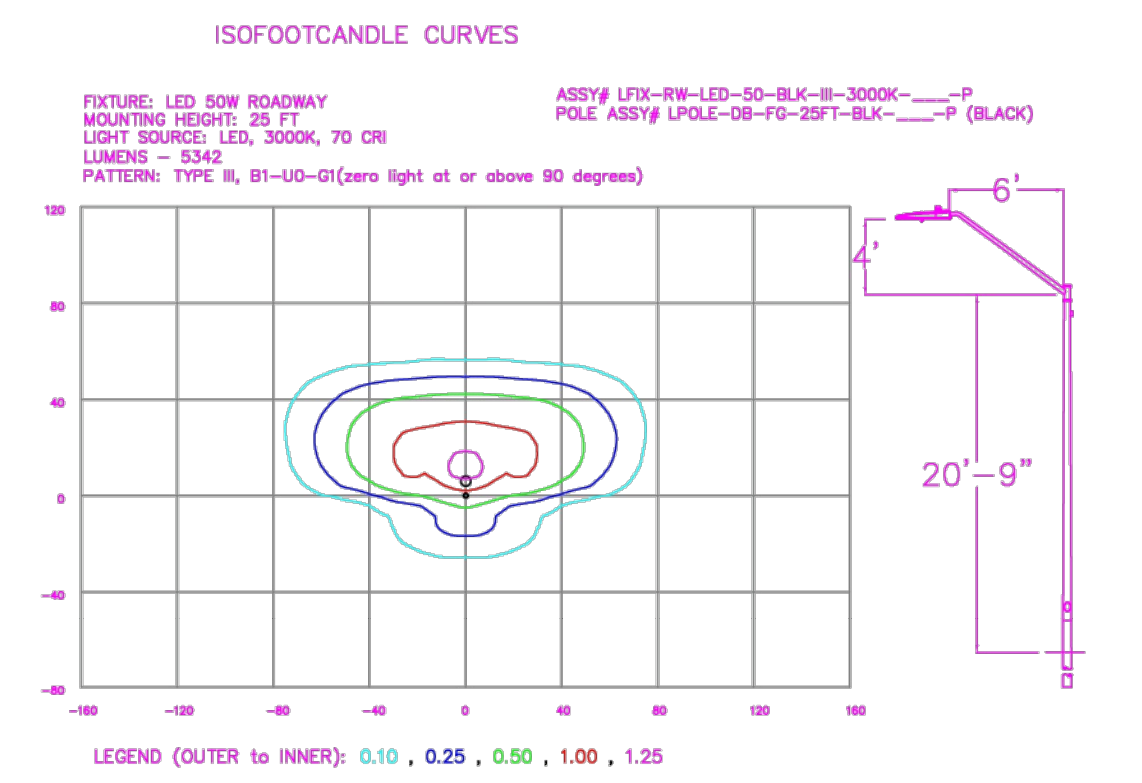
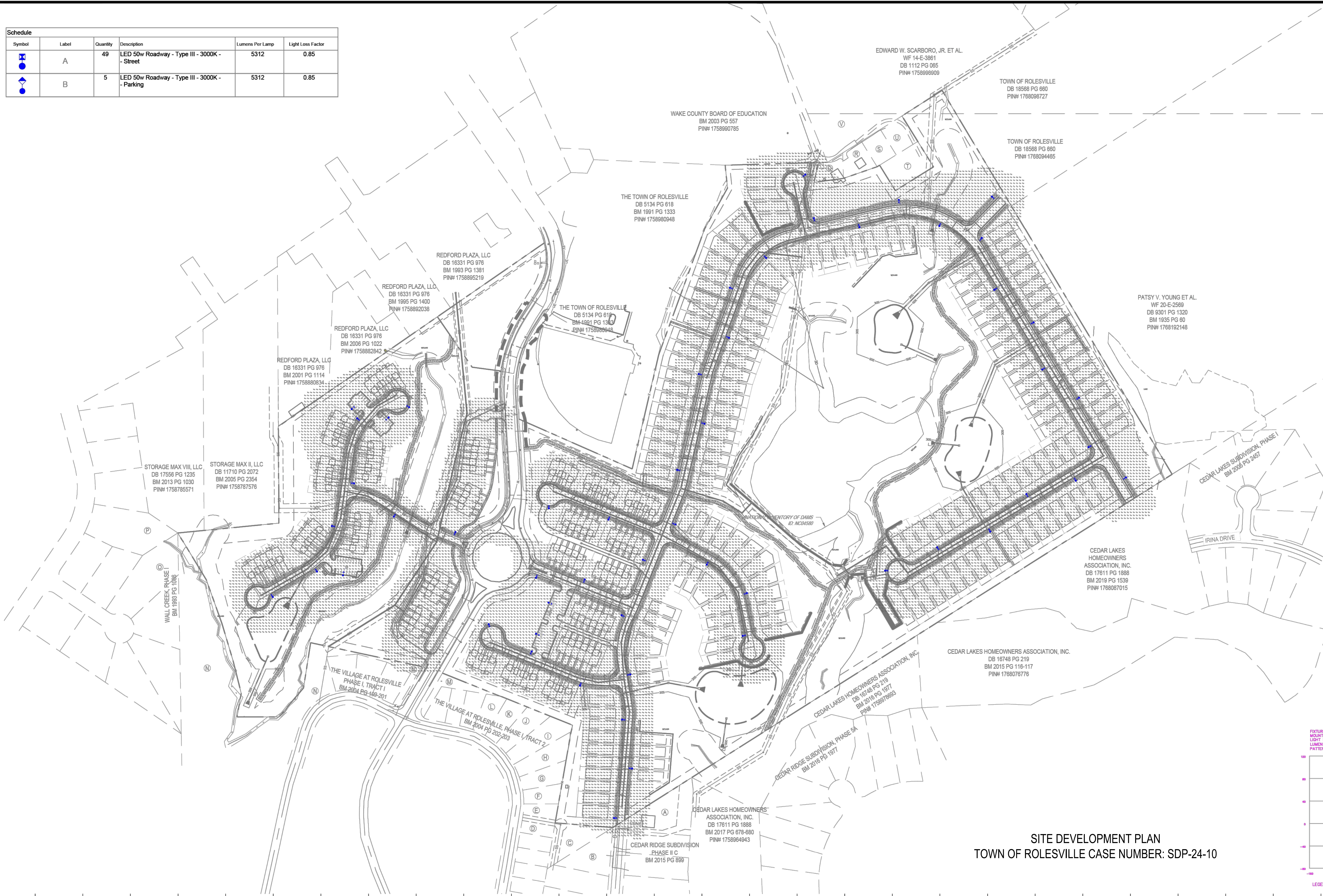
LED (Light emitting diode)	50 watts
Mounting height	20', 25', 30'
Color	Gray / Black
Pole	Fiberglass Steel Wood
Applications	Neighborhoods Parks Streets

Light source: LED (dialux)
 Wattage: 50 watts, 70 watts
 Lumens: 5,232 - 8,170
 Light pattern: IESNA Type I, III, V
 IESNA cutoff classification: Full cutoff
 BUG rating: Type II - 81L002 (25w)
 Type III - 81L001 (30w)
 Type V - 81L001 (50w only)
 Color temperature: 3,000K

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Steel (Special conditions)	25', 30', 35'	Galvalume

FEATURES	BENEFITS
Turnkey installation	Provides hassle-free installation and service
Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at 800.666.4666 or dukeenergy.com

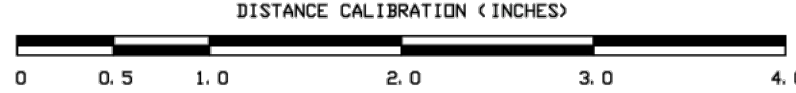



SITE DEVELOPMENT PLAN
 TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10

NO.	DATE	REVISION	BY

L 4-0 DEP

DISTANCE CALIBRATION (INCHES)



LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (follage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.




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PARKER RIDGE	
Rolesville, NC	
SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	N. Johnson
Date	07/18/2023
Description	LED Roadway
Drawing No.	23-0308A
Scale	1" = 150'
Size	Drawing size "D"
Sht.	1 OF 1

Symbol	Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor
	A	49	LED 50w Roadway - Type III - 3000K - Street	5312	0.85
	B	5	LED 50w Roadway - Type III - 3000K - Parking	5312	0.85

Outdoor Lighting



MICRO LED ROADWAY
(Meets Dark Sky Criteria)


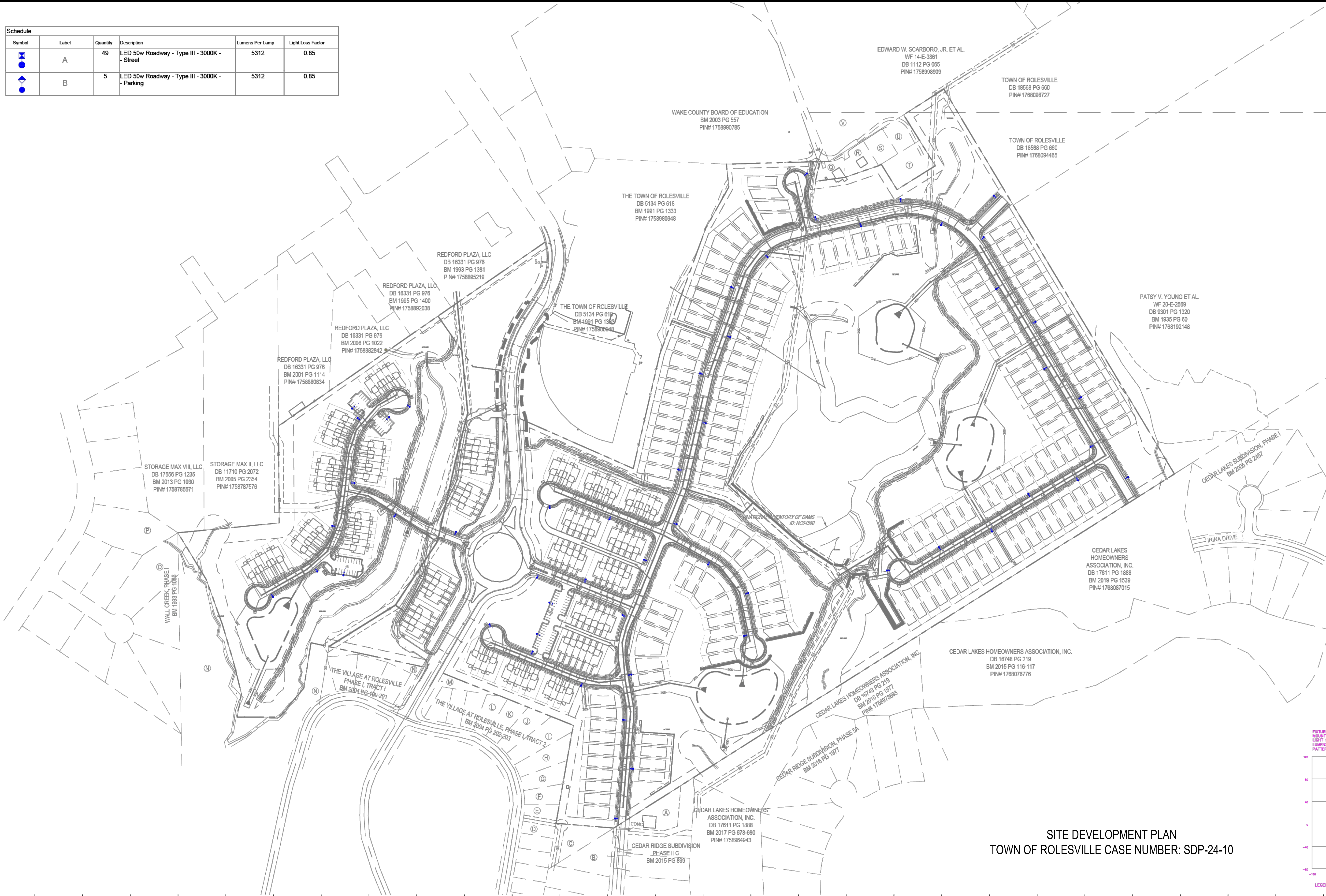
LED (Light emitting diode)	50 watts
Mounting height	20', 25', 30'
Color	Gray / Black
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Parks Streets

Light source: LED (white)
 Watts: 50 watts, 70 watts
 Lumens: 5,252 - 8,170
 Light source: 3000K Type I, II, V
 IESNA cutoff classification: Full cutoff
 BUG rating: Type II - 81L002 (0.5x)
 Type III - 81L003 (0.5x)
 Type IV - 81L004 (0.5x only)
 Color temperature: 3,000K

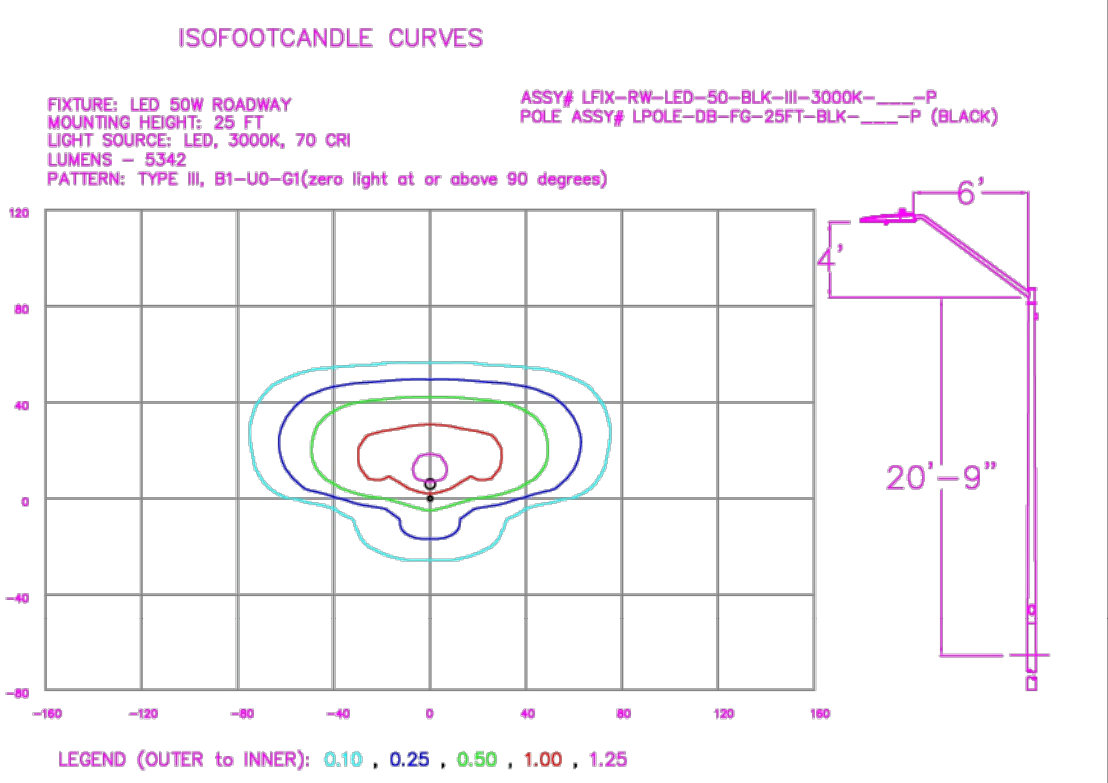
POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	20', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Flies up cabinet for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

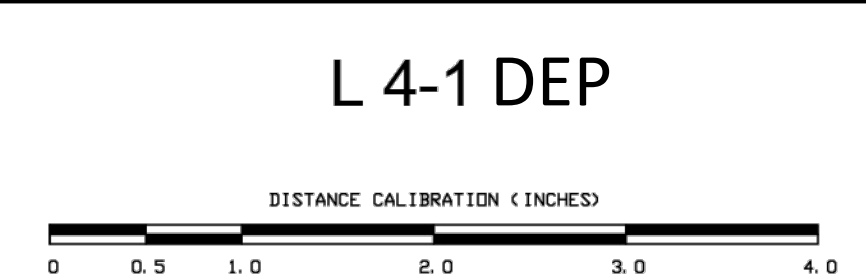
For additional information, contact us at DUKEENERGY.com

SITE DEVELOPMENT PLAN
TOWN OF ROLESVILLE CASE NUMBER: SDP-24-10



NO.	DATE	REVISION	BY



LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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PARKER RIDGE
Rolesville, NC

SITE LIGHTING ARRANGEMENT

Designed by **DUKE ENERGY ARRANGEMENT LIGHTING SOLUTIONS**

Reviewed by **N. Johnson** Scale **1" = 150'**

Date **07/18/2023** Size **Drawing size "D"**

Description **LED Roadway**

Drawing No. **23-0308A** Sht. **1 OF 1**