

MA 22-03 ZONING CONDITIONS

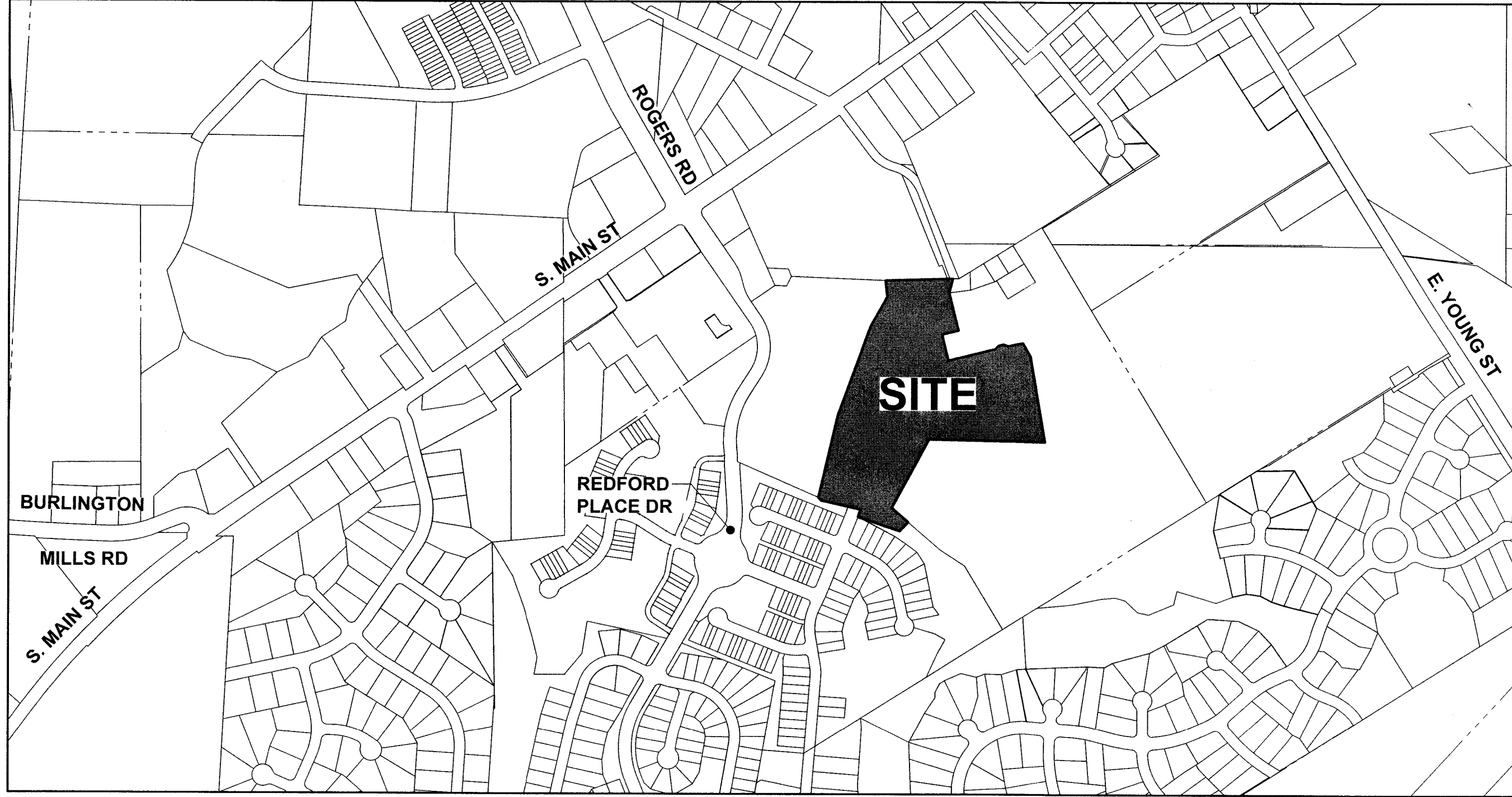
2. The following uses shall be prohibited on the portion of the property zoned Residential High Density (the "RH Parcel"):
- Live-Work Unit
 - Residential Care (ALF, ILF, CCF)
 - Telecommunications Tower
3. The RH Parcel shall have a maximum of 120 townhouse dwellings.
4. The following uses shall be prohibited on the portion of the property zoned Residential Medium Density (the "RM Parcel"):
- Telecommunications Tower
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, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans. Developer shall be entitled to a waiver of all Town of Rousesville permit fees for this home.
7. 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.
8. 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.
9. 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 façade 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 shake/board 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;
 - All windows on front facades shall have shutters or window trim;
 - A minimum 64 sf rear patio;
 - At least one window on each side elevation;
 - 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
 - A varied color palette shall be used throughout the subdivision.
10. All townhouse dwellings shall have the following features:
- 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 shake/board and batten;
 - 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 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.

PARKER RIDGE - PHASE 1B - SECTION 3

MAJOR SUBDIVISION FINAL PLAT

FOR

LENNAR CAROLINAS LLC



VICINITY MAP
SCALE: 1" = 500'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	008°48'37"	240.00'	36.90'	N17°27'49"E	36.87'
C2	007°01'20"	230.00'	28.19'	N16°34'11"E	28.17'
C3	056°08'58"	230.00'	225.40'	N48°09'20"E	216.49'
C4	021°06'20"	150.00'	55.25'	N03°13'00"W	54.94'
C5	007°01'20"	260.00'	31.87'	N16°34'11"E	31.85'
C6	008°23'50"	260.00'	38.11'	N24°16'46"E	38.07'
C7	008°43'11"	260.00'	39.57'	N32°50'17"E	39.53'
C8	008°45'28"	260.00'	39.74'	N41°34'36"E	39.70'
C9	008°45'26"	260.00'	39.74'	N50°20'03"E	39.70'
C10	001°49'26"	260.00'	8.28'	N55°37'29"E	8.28'
C11	019°41'38"	260.00'	89.37'	N66°23'01"E	88.93'
C12	090°00'00"	16.50'	25.92'	N31°13'50"E	23.33'
C13	006°18'28"	175.00'	19.27'	N10°36'56"W	19.26'
C14	006°36'29"	25.00'	2.88'	N10°45'57"W	2.88'
C15	049°05'39"	25.00'	21.42'	N38°37'00"W	20.77'
C16	041°55'39"	45.00'	32.93'	N42°12'00"W	32.20'
C17	054°43'52"	45.00'	42.99'	N06°07'45"E	41.37'
C18	106°46'35"	45.00'	83.86'	N86°52'59"E	72.24'
C19	021°06'20"	120.00'	44.20'	S03°13'00"E	43.95'
C20	090°00'00"	16.50'	25.92'	S58°46'10"E	23.33'
C21	028°42'05"	200.00'	100.19'	S61°52'47"W	99.14'
C22	025°21'04"	200.00'	88.49'	S34°51'13"W	87.77'
C23	002°05'50"	200.00'	7.32'	S21°07'46"W	7.32'
C24	007°01'20"	200.00'	24.51'	S16°34'11"W	24.50'
C25	016°00'50"	200.00'	55.90'	S68°13'25"W	55.72'
C26	010°29'01"	75.00'	13.72'	S38°26'27"W	13.70'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	18.28'	S42°04'19"E
L2	67.79'	S13°43'06"W
L3	20.30'	N42°57'56"E
L4	24.35'	N73°46'43"E
L5	21.95'	S68°36'34"E
L6	14.90'	N07°20'10"E
L7	20.00'	N82°39'50"W
L8	17.98'	N76°13'50"E
L9	44.60'	N13°46'10"W
L10	19.35'	S82°39'50"E
L11	47.85'	S07°20'10"W
L12	39.60'	S13°46'10"E
L13	13.60'	N76°13'50"E
L14	40.45'	S76°13'50"W
L15	43.99'	N21°50'36"W
L16	41.00'	N01°32'17"W
L17	39.96'	S31°22'56"W
L18	25.54'	N00°21'40"W
L19	25.51'	N77°32'32"E
L20	36.03'	N08°52'29"E
L21	90.28'	N08°52'29"E
L22	2.91'	S81°07'31"E
L23	10.00'	N56°30'19"W
L24	12.22'	N39°52'27"E
L25	10.00'	S43°44'47"E
L26	26.05'	S25°31'41"W
L27	37.07'	S06°32'27"E
L28	15.85'	S73°39'29"E
L29	20.00'	N17°15'00"E
L30	30.86'	N73°39'29"W
L31	12.16'	S84°08'50"E
L32	15.08'	S80°43'17"W

LINE TABLE		
LINE	DISTANCE	BEARING
L33	8.92'	N15°13'02"W
L34	15.00'	S76°13'50"W
L35	10.10'	N15°13'02"W
L36	37.81'	S09°44'04"E
L37	23.60'	S48°40'41"W
L38	20.32'	N80°18'12"E
L39	39.07'	S88°44'54"E
L40	20.00'	N17°15'00"E
L41	25.07'	S36°52'19"E
L42	16.52'	N58°34'24"E
L43	14.32'	S05°08'51"E
L44	20.00'	S43°18'00"W
L45	28.87'	N46°42'00"W
L46	87.00'	N44°04'40"E
L47	9.56'	N45°55'20"W
L48	71.80'	N44°04'40"E
L50	33.11'	S09°44'04"E
L51	21.25'	N74°57'59"E
L52	27.33'	S70°05'05"E
L53	30.02'	N75°49'03"E
L54	41.94'	N87°55'57"E
L55	59.63'	S29°34'01"E
L56	29.47'	S48°40'41"W
L57	100.39'	N09°36'43"W
L58	22.88'	S43°40'57"W
L59	20.86'	N43°03'22"E
L60	38.65'	S47°30'01"E
L61	112.87'	S23°24'21"W
L62	5.00'	N61°41'01"W
L63	108.83'	N23°24'21"E
L64	50.32'	N47°30'01"W
L65	10.00'	N42°29'59"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and describe herein, which is in the subdivision jurisdiction of the Town of Rousesville, North Carolina and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

Deed Book/Page No.: 19588/1816

Signature(s) & title/position of property owner(s):

KL LB BUY 2 LLC
a Delaware limited liability company

By: *[Signature]*
Name: Ed Hadley

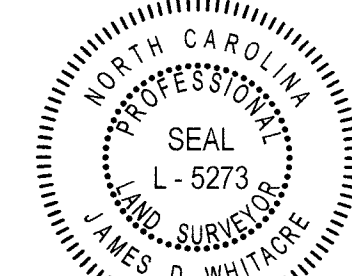
Title: Authorized Signatory
Date: November 10th, 2025

CERTIFICATE OF SURVEY AND ACCURACY

I, James D. Whitacre, a surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 19588, Page 1816); that the boundaries not surveyed are shown as broken lines plotted from deeds cited herein; that the ratio of precision or positional accuracy as calculated is 1/10,000; that this plat was prepared in accordance with G.S. 47-30 as amended; I further certify that this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, license number and seal this 6th day of November, A.D., 2025.

Professional Surveyor L-5273



NOTARY STATEMENT

State of Arizona
County of Maricopa

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated: Ed Hadley, Authorized Signatory (Name, Title)

Date: November 10th, 2025.

(Official Seal)

[Signature]

Printed Name: Michelle Bowen

Notary Public

My commission expires 3/15/28



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of the Town of Rousesville, North Carolina and that this plat has been approved by the LDA of the Town of Rousesville for recording in the Office of the Register of Deeds of Wake County.

NOVEMBER 14, 2025

Date
[Signature]
Michelle F. Raby
Land Development Administrator, Town of Rousesville, North Carolina

CERTIFICATE OF APPROVAL FOR RECORDING

I, Michelle Raby, Review Officer of the Town of Rousesville, Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

[Signature] NOVEMBER 14, 2025
Review Officer Date

CERTIFICATE OF SURVEY AND ACCURACY (GNSS)

I, James D. Whitacre, certify that this map was drawn under my supervision from an actual GNSS survey made under my supervision and the following information was used to perform the survey.

Class of survey: A
Positional accuracy: 0.033" H
Type of GNSS field procedure: Real Time Kinematic - NC Network
Date(s) of survey: March 5, 2024
Datum/Epoch: NAD 83 (NSRS 2011)
Published/fixed control: NC Real Time Network
Geoid model: Geoid 12A
Combined grid factor: 0.99990581
Units: US Survey Feet

SUBDIVISION STREET DISCLOSURE STATEMENT

All public streets shall be dedicated to the Town of Rousesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rousesville. All streets shown on the final plat shall be designated in accordance with G.S. § 136-102.6 and designation as public shall be conclusively presumed an offer of dedication to the public.

Street Table

Street Name	Length	R/W Width	Type
Long Melford Drive	1,061 Ft.	60 Ft.	Public
Stone Overlook Court	181 Ft.	50 Ft.	Public

SITE DATA TABLE

Owner:	KL LB BUY 2 LLC 225 Liberty Street, Suite 4210 New York, NY 10281
Site Addresses:	201 Redford Place Drive 82 School St. Rousesville, NC 27571
PIN(S):	1758988402
Existing Zoning:	RM-CZ per MA-22-03
Town Application Ref.:	MA22-03, PSP23-02 & CID-23-06
Existing Lot Area:	1,864,246 Sq. Ft. (42.797 Ac.)
Single Family Lot Area:	237,509 Sq. Ft. (5.452 Ac.)
R/w Dedication:	76,010 Sq. Ft. (1.745 Ac.)
Homeowners Association	Open Space #3: 43,118 Sq. Ft. (0.990 Ac.) Open Space #2: 270,129 Sq. Ft. (6.201 Ac.) Total: 313,247 Sq. Ft. (7.191 Ac.)
Common Lot Area	
Remaining Area:	1,237,480 Sq. Ft. (28.409 Ac.)
Total Site Area:	1,864,246 Sq. Ft. (42.797 Ac.)
Number of Open Space Lots:	2
Number of Residential Lots:	43
Impervious Area Allowed Per Lot:	See Note #17 this sheet.
Single Family Setbacks (RM-CZ):	Front: 20' Side: 5' Corner Side: 10' Rear: 20'

GENERAL NOTE

- The purpose of this plat is to dedicate right-of-way, easements, tree conservation areas and create new lots.
- No published horizontal survey monument found within 2,000 feet of this subject parcel(s).
- Areas calculated by coordinate geometry.
- All above ground and subsurface improvements are not necessarily shown hereon.
- All distances are horizontal ground distances.
- All bearings and coordinates are based on North Carolina State Plane Coordinate System (NAD 83, 2011 Adjustment).
- These Parcels may be subject to easements or rights of others that have not been disclosed on this plat.
- By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 100-year flood plain), by the Federal Emergency Agency on Flood Insurance Rate Map, Community Panel No. 3720175800K with an effective date of July 19, 2022, in Wake County, North Carolina. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
- Boundary information shown hereon was prepared from an actual field survey and from existing records as referenced hereon.
- There was evidence of Wetlands and jurisdictional waters on the site. Wetland and streams shown hereon are based off preliminary jurisdictional determination completed by Soil & Environmental Consultants, PA, dated March 14, 2023.
- The subdivider shall file the approved final plat with the Register of Deeds of Wake County within sixty (60) days of the LDA of the Town of Rousesville approval; otherwise, such approval shall be null and void.
- All common area and open space lots are to be owned and maintained by the Property Owner's Association for this development.
- Declaration of Covenants, Conditions and Restrictions for Parker Ridge, has been recorded in Deed Book 19870, Page 610, in the Wake County Register of Deeds.
- Stormwater Control Measure (SCM) Access and Maintenance Easement: The Stormwater Control Measure (SCM) Access and Maintenance Easement is/are hereby dedicated over the Stormwater Best Management Practice (BMP) facility. The SCM Access and Maintenance Easement is/are considered to be private, with the sole responsibility of the Owner to provide for all required maintenance and operations as approved by the Town Manager until completed and accepted by the Town. Upon Town acceptance of the as-built drawings operations and maintenance of the SCM shall be the responsibility of the Parker Ridge Home Owners Association.
- Stormwater Control Measures to be maintained by Parker Ridge Owners Association, Inc. per stormwater Agreement recorded in DB 19975, PG 2109 in the Wake County Register of Deeds.
- Easements for storm drainage shown on the plat are not made to Wake County but are irrevocably made to the subsequent owners of any and all of the properties shown hereon for their use and benefit public acceptance. It shall be the responsibility of the property owners to maintain the drainage easements and any drainage structures therein, so as to maintain the integrity of the drainage system and ensure positive drainage. Easements may not be piped without receiving plan approval from Wake County.
- The maximum impervious surface allowed (MISA) is 2,500 square feet for detached single family lots.

OWNER:

KL LB BUY 2 LLC
225 Liberty Street, Suite 4210
New York, NY 10281
Contact: Dustin Potter
Phone: (480) 864-6554

DEVELOPER:

Lennar Carolinas, LLC
5505 Waterford District Drive
Miami, FL 33126
Contact: John Nabers
Phone: (919) 820-9707
E-mail: John.Nabers@lennar.com

APPLICANT/SURVEYOR:

Advanced Civil Design, Inc.
Advanced Civil Design, Inc.
51 Kilmayne Drive, Suite 102
Cary, NC 27511
Contact: Cameron Rice
Phone: (919) 481-6290
E-mail: crice@advancedcivildesign.com

REFERENCES:

D.B. 19559, Pg. 290
B.M. 2025, Pg. 2056
B.M. 2025, Pg. 1693
B.M. 2001, Pg. 2437
B.M. 1693, Pg. 1693

FSP-25-17

Parker Ridge - Phase 1B - Section 3
Major Subdivision Final Plat
for
Lennar Carolinas, LLC

TOWN OF ROULESVILLE WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:



ADVANCED
CIVIL DESIGN
ENGINEERS

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

DRAWN BY: CMR CHECKED BY: JDW

SCALE: 1" = 500'

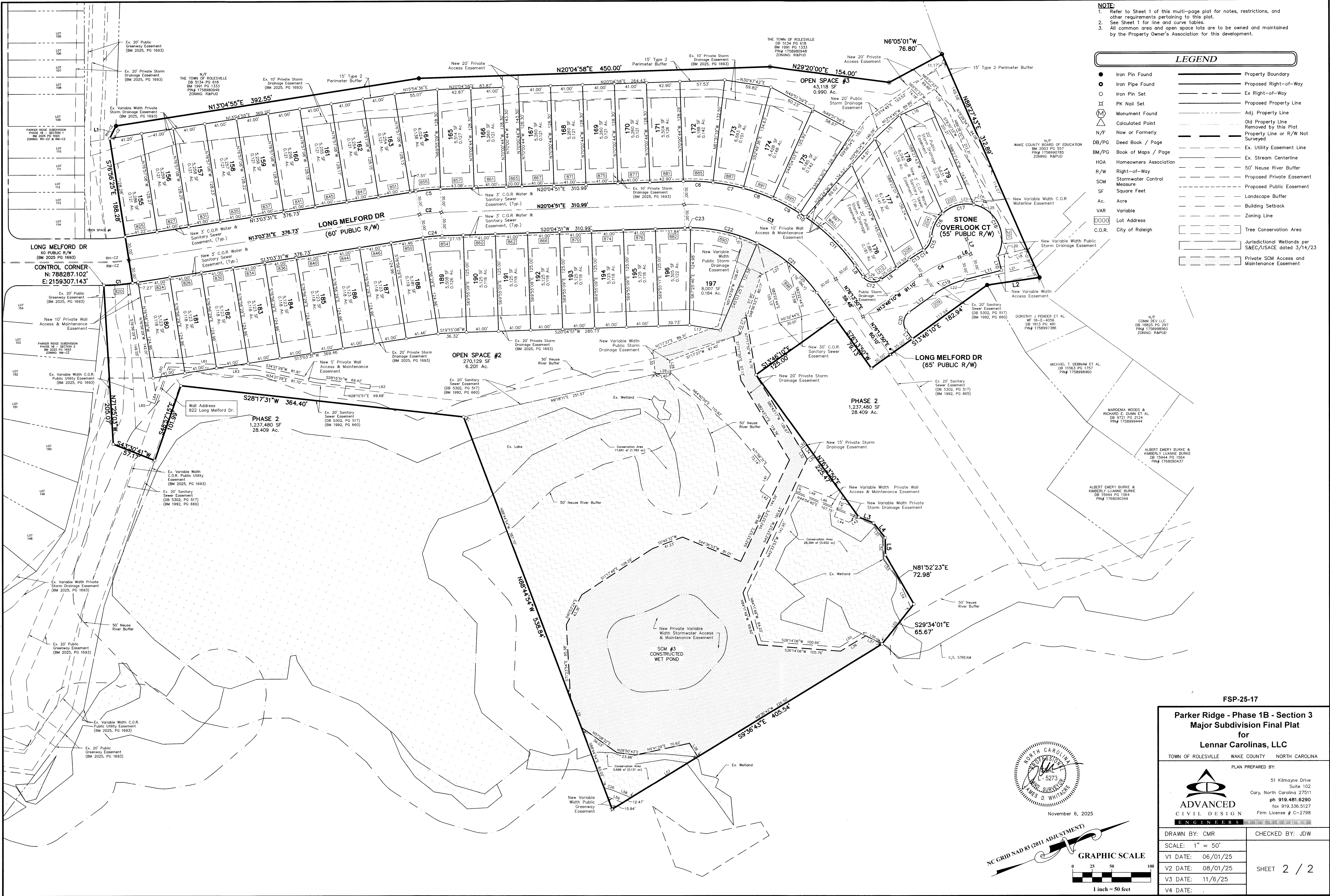
V1 DATE: 06/01/25

V2 DATE: 08/01/25

V3 DATE: 11/6/25

V4 DATE:

SHEET 1 / 2



NOTE:

- Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
- See Sheet 1 for line and curve tables.
- All common area and open space lots are to be owned and maintained by the Property Owner's Association for this development.

LEGEND

●	Iron Pin Found	—	Property Boundary
○	Iron Pipe Found	- - -	Proposed Right-of-Way
○	Iron Pin Set	- - -	Ex Right-of-Way
⊗	PK Nail Set	- - -	Proposed Property Line
△	Monument Found	- - -	Adj. Property Line
△	Calculated Point	- - -	Old Property Line
N/F	Now or Formerly	- - -	Removed by this Plat
DB/PG	Deed Book / Page	- - -	Property Line or R/W Not Surveyed
BM/PG	Book of Maps / Page	- - -	Ex. Utility Easement Line
HOA	Homeowners Association	- - -	Ex. Stream Centerline
R/W	Right-of-Way	- - -	50' Neuse River Buffer
SCM	Stormwater Control Measure	- - -	Proposed Private Easement
SF	Square Feet	- - -	Proposed Public Easement
Ac.	Acre	- - -	Landscape Buffer
VAR	Variable	- - -	Building Setback
0000	Lot Address	- - -	Zoning Line
C.O.R.	City of Raleigh	- - -	Tree Conservation Area
		- - -	Jurisdictional Wetlands per S&EC/USACE dated 3/14/23
		- - -	Private SCM Access and Maintenance Easement

FSP-25-17

Parker Ridge - Phase 1B - Section 3
Major Subdivision Final Plat
for
Lennar Carolinas, LLC

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

51 Kilmayne Drive Suite 102
Cary, North Carolina 27511
ph 919.481.6290
Firm License # C-2798

ADVANCED CIVIL DESIGN ENGINEERS

DRAWN BY: CMR CHECKED BY: JDW

SCALE: 1" = 50'

V1 DATE: 06/01/25
V2 DATE: 08/01/25
V3 DATE: 11/6/25
V4 DATE:

SHEET 2 / 2