

# Comments on #FSP-26-0004 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-26-0004  
Application Type: Final Subdivision Plat  
Date: April 20, 2026  
Address: 506 Cavalera Way



## THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Final Subdivision Plat Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/e3d4a199-3310-4692-8673-741b7e643b44>.

## Contacts

**Meredith Gruber**  
Senior Planner

mgruber@rolesvillenc.gov

Approved

**Michael Elabarger**  
Assistant Planning Director

melabarger@rolesvillenc.gov

Approved

**Michele Raby**  
Planner II

mraby@rolesvillenc.gov

Updates Requested

**Scott Miles**  
Town Engineer PE

smiles@rolesvillenc.gov

Approved

## Comments on Plan

1



Michele Raby  
Planner II

Please add BM & PG # to all existing easements.

Page 3 • April 9, 2026, 3:20pm

# PARKER RIDGE - OPEN SPACE 4B

## RIGHT-OF-WAY AND EASEMENT PLAT

### FSP-26-0004

FOR  
**LENNAR CAROLINAS LLC**



**VICINITY MAP**  
SCALE: 1" = 500'

**SITE DATA TABLE**

Owner:	KL LB BUY 2 LLC 6900 E. Camelback Road, Suite 1090 Scottsdale, AZ 85251
Site Addresses:	506 Cavalaria Way Rosesville, NC 27571
PINS:	1758877878
Existing Zoning:	RH-CZ per MA-22-03
Town Application Ref.:	MA22-03, PSP23-02 & CID-23-06
Existing Lot Area:	56,608 Sq. Ft. (1.299 Ac.)
R/W Dedication:	311 Sq. Ft. (0.007 Ac.)
Homeowners Association Common Lot Area:	New Open Space #4B: 56,297 Sq. Ft. (1.292 Ac.)

**GENERAL NOTE**

- The purpose of this plat is to dedicate right-of-way and easements.
- 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.
- 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 019858, PG 02273, 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.

**Lot Addressing**

Open Space # 4B	506 Cavalaria Way	OS
Open Space # 4B	605 Carved Stone Court	OS
Open Space # 4B	609 Carved Stone Court	OS
Open Space # 4B	201 Redford Place Drive	OS

OS = Open Space

I, James D. Whitacre, certify as to one of the following:

- A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- C. That the survey is of an existing parcel or parcels of land, and does not create or change an existing street.
- D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions contained in A through D above.

**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 hereon; 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 31st day of March, A.D., 2026.

Professional Surveyor L-5273



**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: 0.03 meters  
Type of GNSS field procedure: Real Time Kinematic - NC Network  
Date(s) of survey: January 6, 2026  
Datum/Epoch: NAD 83 (NSRS 2011)  
Published/fixed control: NC Real Time Network  
Geoid model: Geoid 18  
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Units: US Survey Feet

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

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Review Officer \_\_\_\_\_ Date \_\_\_\_\_

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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: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTARY STATEMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

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: \_\_\_\_\_ (Name, Title)

Date: \_\_\_\_\_, 2026. (Official Seal)

Printed Name: \_\_\_\_\_, Notary Public

My commission expires \_\_\_\_\_

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Contact: Dustin Potter  
Phone: (480) 447-9591

**APPLICANT/SURVEYOR:**  
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51 Kilmoyne Drive, Suite 102  
Cory, NC 27511  
Contact: Cameron Rice  
Phone: (919) 481-6290  
E-mail: crice@advancedcivildesign.com

**DEVELOPER:**  
Advanced Civil Design, Inc.  
1010 Sync Street, Suite 600  
Morrisville, NC 27560  
Contact: John Nabers  
Phone: (919) 820-9707  
E-mail: John.Nabers@lennar.com

**REFERENCES:**


D.B. 19588, Pg. 290  
B.M. 2001, Pg. 2437  
B.M. 2002, Pg. 1637  
B.M. 2025, Pg. 1693

**FSP-26-0004**

**Parker Ridge - Open Space 4B**  
**Right-of-way and Easement Plat**  
for  
**Lennar Carolinas, LLC**

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

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

DRAWN BY: BPW	CHECKED BY: JDW
SCALE: 1" = 500'	
V1 DATE: 03/02/26	
V2 DATE: 03/31/26	

SHEET 1 / 2

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a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTARY STATEMENT**

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County of \_\_\_\_\_

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: \_\_\_\_\_ (Name, Title)

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

DRAWN BY: BPW	CHECKED BY: JDW
SCALE: 1" = 500'	
V1 DATE: 03/02/26	
V2 DATE: 03/31/26	

SHEET 1 / 2

C:\22-0008-1449NC\Drawings\Production Drawings\Surveys\Final Plots\1449p Open Space 4B.dwg Sheet 2 Mar 31, 2026 - 7:38:32am crice

- NOTE:**
- Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
  - See Sheet 2 for line and curve tables.
  - All common area and open space lots are to be owned and maintained by the Parker Ridge Owners Association for this development.

**LEGEND**

- Iron Pin Found
  - Iron Pin Set
  - ⊗ PK Nail Set
  - Ⓜ Monument Found
  - N/F Now or Formerly
  - DB/PG Deed Book / Page
  - BM/PG Book of Maps / Page
  - HOA Homeowners Association
  - R/W Right-of-Way
  - SCM Stormwater Control Measure
  - SF Square Feet
  - Ac. Acre
  - VAR Variable
  - 0000 Lot Address
  - c.o.r. City of Raleigh
  - PSDE Private Storm Drain Easement
- Property Boundary
  - Proposed Right-of-Way
  - - - Ex Right-of-Way
  - Proposed Property Line
  - - - Adj. Property Line
  - - - Old Property Line Removed by this Plat
  - - - Property Line or R/W Not Surveyed
  - - - Ex. Utility Easement Line
  - - - Ex. Stream Centerline
  - - - 50' Neuse River Buffer
  - - - Proposed Easement
  - - - Landscape Buffer
  - - - Building Setback
  - - - Zoning Line

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	17.17'	S83°19'21"E
L2	17.17'	N83°19'21"W
L3	3.58'	S08°55'13"E
L4	20.00'	N59°53'00"W
L5	6.76'	N41°58'31"W
L6	10.00'	N48°01'29"E
L7	6.76'	S41°58'31"E

**CURVE TABLE**


NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	054°17'14"	90.00'	85.27'	N57°15'37"E	82.12'
C2	045°23'23"	125.00'	99.03'	N61°42'32"E	96.46'
C3	072°52'18"	26.50'	33.70'	N75°27'00"E	31.48'
C4	015°11'29"	40.00'	10.61'	S75°43'37"E	10.57'
C5	004°29'42"	255.00'	20.01'	S06°40'39"W	20.00'
C6	015°11'29"	60.00'	15.91'	N75°43'37"W	15.86'
C7	064°37'23"	25.00'	28.20'	N35°49'11"W	26.73'
C8	142°47'43"	45.00'	112.15'	N74°54'21"W	85.30'
C9	021°47'40"	45.00'	17.12'	S22°47'58"W	17.01'
C10	067°48'19"	20.80'	24.62'	S34°13'41"E	23.20'
C11	142°47'42"	47.50'	118.38'	S71°43'22"E	90.04'
C12	005°06'10"	47.50'	4.23'	N39°25'51"E	4.23'

**FSP-26-0004**

**Parker Ridge - Open Space 4B  
Right-of-way and Easement Plat  
for  
Lennar Carolinas, LLC**

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

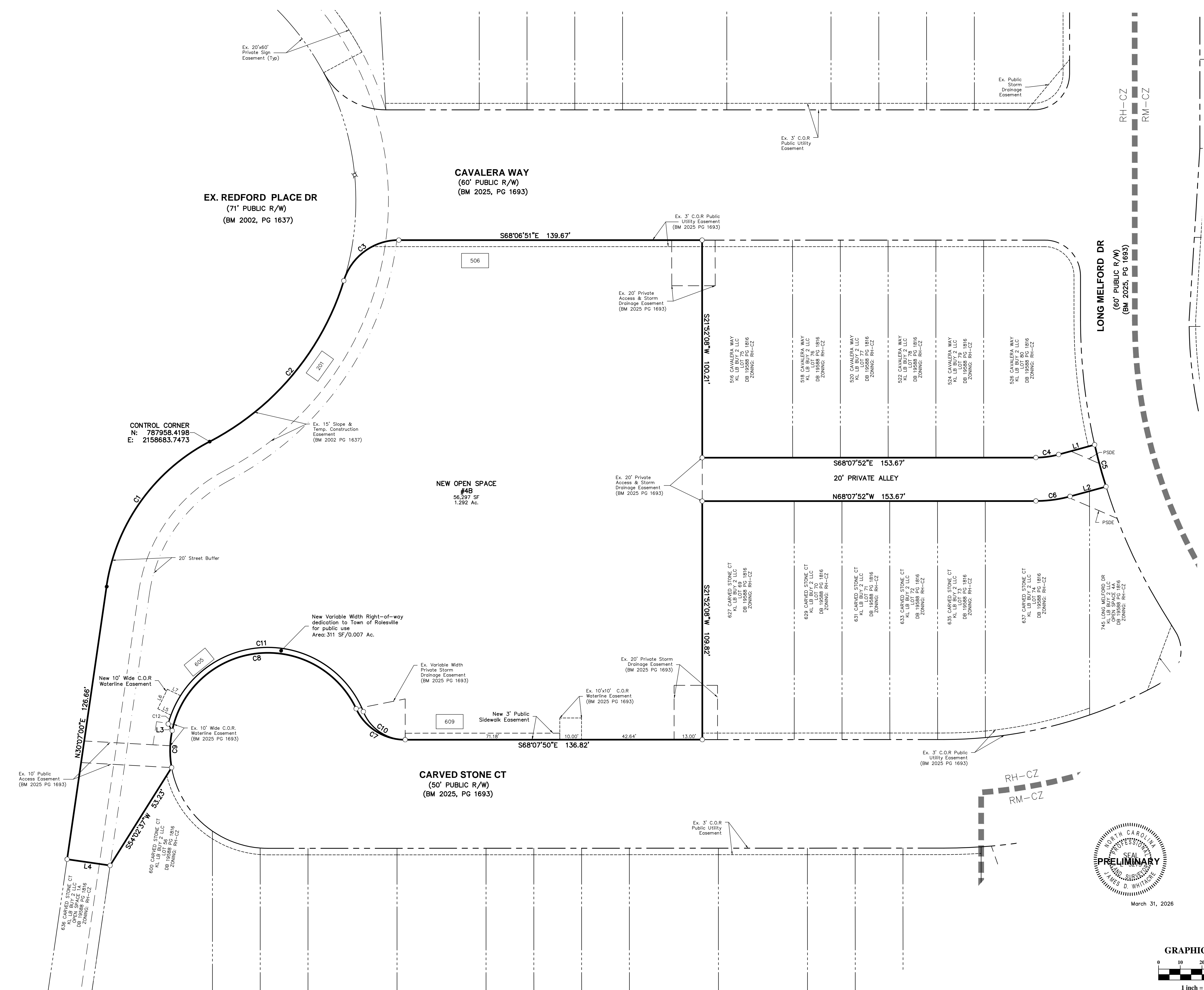
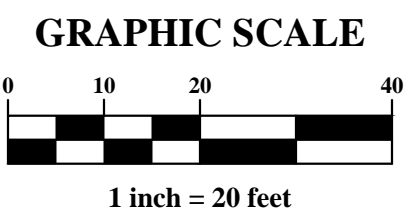
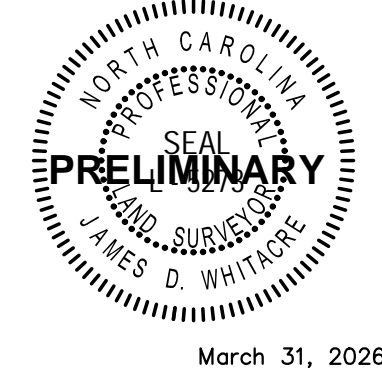


**ADVANCED  
CIVIL DESIGN**  
ENGINEERS SURVEYORS

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

DRAWN BY: BPW	CHECKED BY: JDW
SCALE: 1" = 20'	
V1 DATE: 03/02/26	
V2 DATE: 03/31/26	

SHEET 2 / 2



# Development Plan Review Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | [planning@rolesville.nc.gov](mailto:planning@rolesville.nc.gov)

Planning Department Home Page: [Official Town Webpage](#)

## PROJECT & PLAN INFORMATION:

<input type="checkbox"/> Preliminary Subdivision Plat (PSP)	<input type="checkbox"/> Site Development Plan (SDP)
<input type="checkbox"/> Construction Infrastructure Drawings (CID)	<input checked="" type="checkbox"/> Final Subdivision Plat (FSP)
Submittal #: <input type="checkbox"/> Original <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> Other _____ OR <input type="checkbox"/> Revision to Previously Approved ( _____ ) <b>If a resubmittal, revisions to the plan must be clouded and a comment response letter must be provided for the resubmittal to be complete.</b>	
Legal Description (Book of Maps if platted, or Register of Deeds BK/Pg if not): <b>DB 19588 PG 1816</b>	
Proposed Project Name: <b>Parker Ridge</b>	Site Address: <b>506 Cavalera Way</b>
PIN(s) or REID(s): <b>1758877878</b>	Site Area (in acres): <b>1.299</b>
Associated Previous Case Number(s): <b>MA22-03, PSP23-02 &amp; CID-23-06</b>	Current Use(s): <b>Under Construction</b>
Zoning District(s): <b>RH-CZ</b>	Zoning and/or Watershed Overlay(s): <b>NONE</b>
Proposed # of New Lots <b>0</b> (Residential or Nonresidential): <b>Open Space</b>	Proposed Residential Dwelling Units; <b>0</b> Proposed Residential Density: <b>N/A</b>
Summary Description of Proposed Use / Project: <b>Exempt plat to dedicate additional right-of-way and easements on Open Space #4B.</b>	

## APPLICATION REQUIREMENTS

Application shall include the following documents by the submittal deadline to be considered complete and ready for review. Additional supporting documents may be requested by the Case Planner and/or may be provided by the applicant.

<input checked="" type="checkbox"/> Completed Application & Specific <a href="#">application checklist</a> .	<input type="checkbox"/> Completed <a href="#">Property Owner's Consent Form</a> – 1 per Owner <b>n/a</b>
<input checked="" type="checkbox"/> PDF's (Flattened, < than 100MB) of any/all documents	<input type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable). <b>n/a</b>
<input type="checkbox"/> FIRM panel, USGS, and Soil Survey Maps, as applicable.	<input type="checkbox"/> Any approved/recorded Special Use Permits, Variances, etc. <b>n/a</b>
<input type="checkbox"/> Note: INVOICE issued for the application fee payment during the completeness check or following application review.	<input type="checkbox"/> Traffic Impact Analysis, ITE Traffic Generation Letter, or Letter/Email from Planning staff confirming one is <u>not</u> required <b>n/a</b>

**Financially Responsible Party** Lennar Corporation - Raleigh Division

(\*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees\*)

Mailing Address 1010 Sync Street, Suite 600 City/State/Zip Morrisville, NC 27560

Phone 919-820-9707 Email john.nabers@lennar.com

**Property Owner** KL LB BUY 2 LLC

Mailing Address 6900 E. Camelback Road, Suite 1090 City/State/Zip Scottsdale, AZ 85251

Phone 480-864-6554 Email dustin.potter@klservicers.com

## Applicant / Engineer / Architect / Attorney / Agents

Name: Advanced Civil Design, Inc. Phone: 919-481-6290 Email: crice@advancedcivildesign.com

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Primary Point of Contact:**  Owner  Applicant  Engineer/Architect  Registered Agent/Attorney

March 31, 2026

Mr. Michael Elabarger  
Town of Rolesville  
Planning Department  
502 Southtown Circle  
Rolesville, NC 27571

RE: Parker Ridge Open Space Plat (FSP-26-0004)  
Final Subdivision Plat – Submittal #2

*Items listed below have been submitted digitally on the Town's GovWell online portal*

Reference No.	Copies	No. of Sheets	Notes
22-0008-1149	1	2	Final Plat dated 3/31/26
22-0008-1149	1	1	Development Plan Review Application

The enclosed plat was revised according to 1<sup>st</sup> review comments received on March 30, 2026. Please find the following responses to the comments provided.

**Engineering - Jacque Thompson**

Comment #1: Approved.

**Response #1: Thank you.**

**Planning & Zoning – Meredith Gruber**

Comment #1: Please include FSP-26-0004 within the title.

**Response #1: Done.**

**Planning & Zoning – Michael Elabarger**

Comment #1: Approved.

**Response #1: Thank you.**

**Planning & Zoning – Michele Raby**

Comment #1: Please add Correction to the title and a Note why the correction is needed.

**Response #1: This is not a plat of correction. This is a standalone plat that dedicates easements and right-of-way. General Note #1 already states the purpose of the plat.**

Comment #2: Please remove dedicated to NCDOT

**Response #2: Done.**

**Planning & Zoning – Stephen Wensman**

Comment #1: No Comment.

**Response #1: Thank you.**

Please contact me at 919-780-8005 if you have any questions or concerns.

Sincerely,

ADVANCED CIVIL DESIGN, INC.

*Cameron M. Rice*

---

Cameron M. Rice, P.E.  
Senior Project Manager

cc: 22-0008-1149  
Lennar Carolinas, LLC  
BGE, Inc.