

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 Rolesville 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 (excluding interior units);
 - 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 façade 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.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	054°17'14"	90.00'	85.27'	S57°15'37"W	82.12'
C1	008°48'37"	240.00'	36.90'	N17°27'49"E	36.87'
C2	007°01'20"	230.00'	28.19'	S16°34'11"W	28.17'
C2	045°23'23"	125.00'	99.03'	N61°42'32"E	96.46'
C3	056°08'58"	230.00'	225.40'	S48°09'20"W	216.49'
C3	022°34'57"	125.00'	49.27'	N27°43'22"E	48.95'
C4	021°06'20"	150.00'	55.25'	S03°13'00"E	54.94'
C4	022°43'37"	125.00'	49.58'	N05°04'05"E	49.26'
C5	027°56'35"	125.00'	60.96'	N20°16'01"W	60.36'
C5	007°01'20"	260.00'	31.87'	S16°34'11"W	31.85'
C6	044°42'56"	90.00'	70.24'	S11°52'51"E	68.47'
C7	014°06'54"	467.80'	115.24'	N03°25'10"E	114.95'
C8	008°23'50"	260.00'	38.11'	S24°16'46"W	38.07'
C11	008°43'11"	260.00'	39.57'	S32°50'17"W	39.53'
C12	008°45'28"	260.00'	39.74'	S41°34'36"W	39.70'
C13	008°45'26"	260.00'	39.74'	S50°20'03"W	39.70'
C14	001°49'26"	260.00'	8.28'	S55°37'29"W	8.28'
C15	019°41'38"	260.00'	89.37'	S66°23'01"W	88.93'
C16	006°18'28"	175.00'	19.27'	S10°36'56"E	19.26'
C17	049°05'39"	25.00'	21.42'	S38°37'00"W	20.77'
C18	041°55'39"	45.00'	32.93'	S42°12'00"E	32.20'
C19	054°43'52"	45.00'	42.99'	S06°07'45"W	41.37'
C20	106°46'35"	45.00'	83.86'	S86°52'59"W	72.24'
C21	021°06'20"	120.00'	44.20'	S03°13'00"E	43.95'
C22	090°00'00"	16.50'	25.92'	S58°46'10"E	23.33'
C23	028°42'05"	200.00'	100.19'	S61°52'47"W	99.14'
C24	025°21'04"	200.00'	88.49'	S34°51'13"W	87.77'
C25	007°01'20"	200.00'	24.51'	S16°34'11"W	24.50'
C104	010°29'01"	75.00'	13.72'	S38°26'27"W	13.70'
C109	027°56'35"	145.00'	70.72'	N20°16'01"W	70.02'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	21.90'	N00°07'41"W
L1	18.28'	S42°04'19"E
L2	67.79'	S13°43'06"W
L3	20.30'	S42°57'56"W
L4	24.35'	S73°46'43"W
L5	28.84'	N13°03'43"E
L5	21.95'	N68°36'34"W
L6	14.90'	S07°20'10"W
L7	20.00'	S82°39'50"E
L8	17.98'	N76°13'50"E
L9	44.61'	N13°46'10"W
L10	47.85'	S07°20'10"W
L11	39.60'	S13°46'10"E
L12	13.60'	N76°13'50"E
L13	40.45'	S76°13'50"W
L14	43.99'	S21°50'36"E
L15	41.00'	S01°32'17"E
L15	19.35'	N82°39'50"W
L16	39.96'	N31°22'56"E
L17	37.07'	S06°32'27"E
L18	37.82'	S09°44'04"E
L19	23.53'	S48°35'16"W
L20	12.16'	S84°08'50"E
L21	31.18'	N73°39'29"W
L22	20.00'	S16°20'31"W
L23	15.85'	S73°39'29"E
L24	22.57'	S16°20'31"W
L25	25.07'	S36°52'19"E
L26	16.52'	N58°34'24"E
L27	20.32'	N80°18'12"E

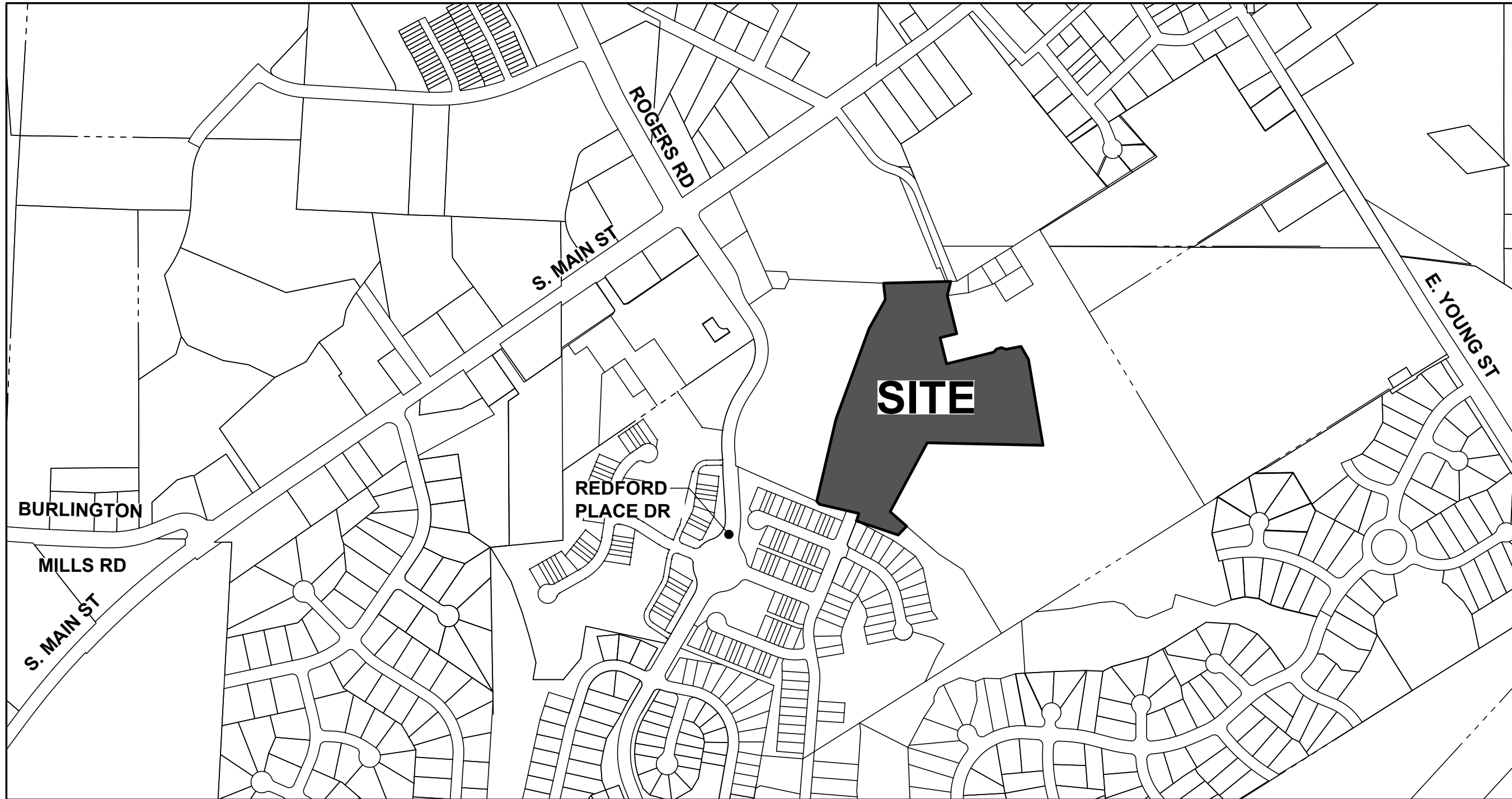
LINE TABLE		
LINE	DISTANCE	BEARING
L28	29.41'	S48°35'16"W
L29	33.11'	N09°44'04"W
L30	21.25'	N74°57'59"E
L31	27.33'	S70°05'05"E
L32	30.02'	N75°49'03"E
L33	41.94'	N87°55'57"E
L34	59.63'	N29°34'01"W
L35	5.00'	N61°41'01"W
L36	108.83'	N23°24'21"E
L37	112.87'	S23°24'21"W
L38	50.32'	N47°30'01"W
L39	38.65'	S47°30'01"E
L40	10.00'	N42°29'59"E
L41	22.88'	N43°40'57"E
L42	405.54'	N09°36'43"W
L44	39.07'	S88°44'54"E
L120	20.00'	N43°40'57"E
L121	20.00'	N83°42'16"E
L126	20.00'	N21°52'08"E
L149	36.03'	N08°52'29"E
L150	90.28'	N08°52'29"E
L151	2.91'	S81°07'31"E
L152	25.54'	N39°52'27"E
L153	25.51'	N77°32'32"E
L154	10.00'	N43°44'47"W
L155	12.22'	N39°52'27"E
L156	10.00'	N56°30'19"W

PARKER RIDGE - PHASE 1B - SECTION 3

MAJOR SUBDIVISION FINAL PLAT

FOR

LENNAR CAROLINAS LLC



VICINITY MAP
SCALE: 1" = 500'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and describe hereon, which is in the subdivision jurisdiction of the Town of Rolesville 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: _____

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: _____, 2025. (Official Seal)

Printed Name: _____, Notary Public

My commission expires _____

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

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 ____ day of _____, A.D., 2025.

Professional Surveyor L-5273

CERTIFICATE OF APPROVAL FOR RECORDING

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.

Date _____

Land Development Administrator, Town of Rolesville
Rolesville, North Carolina

CERTIFICATE OF APPROVAL FOR RECORDING

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

Review Officer _____ Date _____

SUBDIVISION STREET DISCLOSURE STATEMENT

All public streets shall be dedicated to the Town of Rolesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rolesville. 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. Rolesville, 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. (5.453 Ac.)
R/w Dedication:	76,010 Sq. Ft. (1.745 Ac.)
Homeowners Association Common Lot Area	Open Space #3: 43,118 Sq. Ft. (0.990 Ac.) Open Space #2: 270,268 Sq. Ft. (6.204 Ac.) Total: 313,386 Sq. Ft. (7.194 Ac.)
Remaining Area:	1,237,341 Sq. Ft. (28.405 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 #16 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 Plain 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 and 3720176800K 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 Rolesville 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 19872, 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 19875, PG 2103 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) 447-9591

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

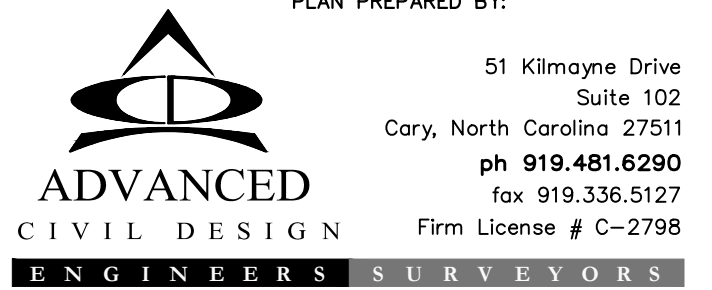
REFERENCES:

D.B. 19559, Pg. 290
B.M. 2001, Pg. 2437
B.M. XXX, Pg. XXX

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

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:



DRAWN BY: CMR

CHECKED BY: JDW

SCALE: 1" = 500'

V1 DATE: 06/01/25

V2 DATE: 08/01/25

V3 DATE: .

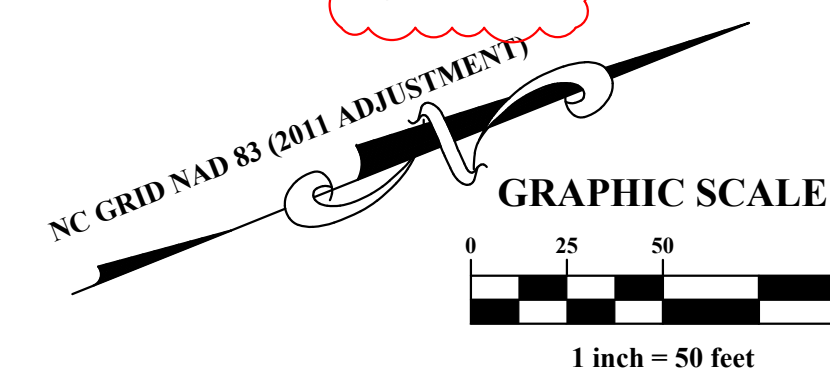
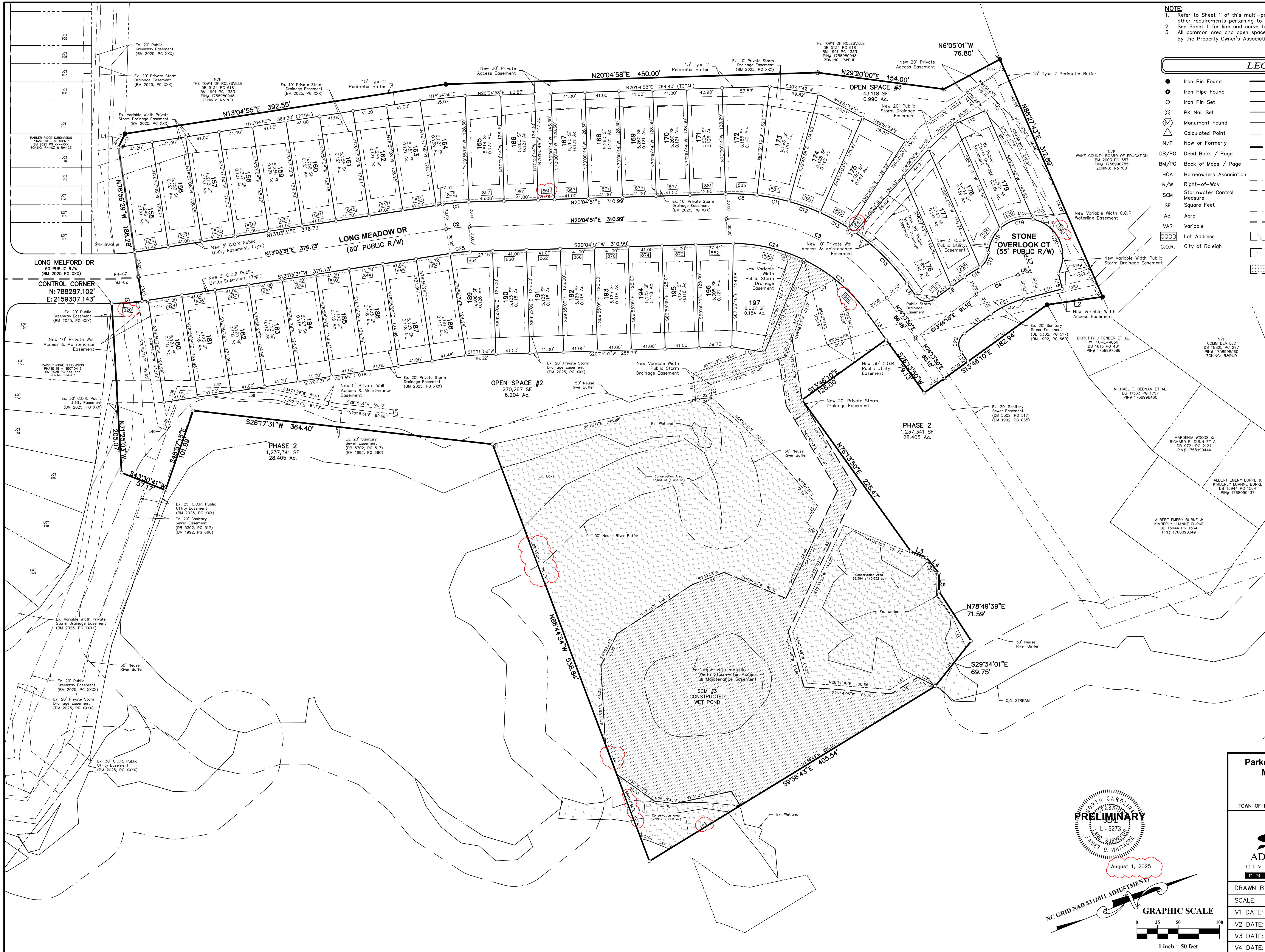
V4 DATE: .

SHEET 1 / 2

NOTE:
1. Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
2. See Sheet 1 for line and curve tables.
3. 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 | — | Property Line or R/W Not Surveyed |
| DB/PG | Deed Book / Page | — | Ex. Utility Easement Line |
| BM/PG | Book of Maps / Page | — | Ex. Stream Centerline |
| HOA | Homeowners Association | — | 50' Neuse River Buffer |
| R/W | Right-of-Way | — | Proposed Easement |
| SCM | Stormwater Control | — | Landscaping Buffer |
| SF | Square Feet | — | Building Setback |
| Ac. | Acre | — | Zoning Line |
| VAR | Variable | — | |
| 0000 | Lot Address | — | |
| 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
fax 919.336.5127
Firm License # C-2798

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

DRAWN BY: CMR	CHECKED BY: JDW
SCALE: 1" = 50'	
V1 DATE: 06/01/25	
V2 DATE: 08/01/25	
V3 DATE:	
V4 DATE:	

SHEET 2 / 2