

# 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 type="checkbox"/> 2 <sup>nd</sup> <input checked="" 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>201 Redford Place Drive 82 School Street</b>
PIN(s) or REID(s): <b>1758884270, 1758988411, 1758983710</b>	Site Area (in acres): <b>67.026</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 &amp; RM-CZ</b>	Zoning and/or Watershed Overlay(s): <b>NONE</b>
Proposed # of New Lots <b>83</b> (Residential or Nonresidential): <b>Residential &amp; Open Space</b>	Proposed Residential Dwelling Units: <b>78</b> Proposed Residential Density: <b>1.16 Units/Acre</b>
Summary Description of Proposed Use / Project: <b>Plat to dedicate right-of-way, easements, tree conservation areas and create new lots.</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
<input checked="" type="checkbox"/> PDF's (Flattened, < than 100MB) of any/all documents	<input type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).
<input type="checkbox"/> FIRM panel, USGS, and Soil Survey Maps, as applicable.	<input type="checkbox"/> Any approved/recorded Special Use Permits, Variances, etc.
<input checked="" 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

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

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

Mailing Address 1100 Perimeter Park Dr., Ste 112 City/State/Zip Morrisville, NC 27560

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

**Property Owner** KL LB BUY 2 LLC

Mailing Address 225 Liberty Street, Suite 4210 City/State/Zip New York, NY 10281

Phone 212-782-3480 Email n/a

**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