

# PARKER RIDGE - PHASE 1A MAJOR SUBDIVISION FINAL PLAT

FOR  
**LENNAR CAROLINAS LLC**

## SITE DATA TABLE

Owner:	KL LB BUY 2 LLC 225 Liberty Street, Suite 4210 New York, NY 10281
Site Address:	201 Redford Place Drive Rolesville, NC 27571
PIN:	1758884270
Existing Zoning:	R&PUD
Existing Addresses:	201 Redford Place Drive.
Existing Lot Area:	865,244 Sq. Ft. (19.863 Ac.)
Single Family Lot Area:	173,694 Sq. Ft. (3.987 Ac.)
Parcel A:	69,700 Sq. Ft. (1.600 Ac.)
R/w Dedication:	99,578 Sq. Ft. (2.286 Ac.)
Homeowners Association Common Lot Area:	Lot A: 18,701 Sq. Ft. (0.429 Ac.) Lot B: 23,871 Sq. Ft. (0.548 Ac.) Lot C: 478,710 Sq. Ft. (11.013 Ac.) Total: 522,272 Sq. Ft. (11.990 Ac.)
Total Site Area:	865,244 Sq. Ft. (19.863 Ac.)

## 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. 3720176800K 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 Creation of Parker Ridge, a Planned Community, has been recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, 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 Owner Association per stormwater Agreement recorded in DB \_\_\_\_\_, PG \_\_\_\_\_ 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 2,200 square feet per attached single family townhome lot.



## VICINITY MAP

SCALE: 1" = 500'

**SCM FINANCIAL GUARANTEE DISCLOSURE STATEMENT**  
As a condition of record plat approval, the developer is required to construct stormwater device(s). The plat contains a disclosure statement indicating the name, address and telephone number of the person responsible for construction of the stormwater device(s) and the deed book and page of the recorded stormwater maintenance agreement. The disclosure statement indicates that the stormwater device will be constructed by a specific date. The statement indicates that the County holds a performance guarantee to ensure completion of the required stormwater treatment.

Before improvements are accepted for maintenance by the property owners association or lot owner, the developer or the developer's engineer or other representative, as authorized by Statute, must certify to the property owners association or lot owner and to the county that improvements are complete and functioning as designed.

**TREE CONSERVATION EASEMENT STATEMENT**  
Tree Conservation Areas shall be owned and maintained by the homeowners' association (HOA) for Parker Ridge. The responsibility for maintaining the protected open space and any facilities located thereon shall be borne by the HOA.

**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.

## 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: \_\_\_\_\_

Date: \_\_\_\_\_, 2024. \_\_\_\_\_ (Name, Title)

\_\_\_\_\_, \_\_\_\_\_ (Official Seal)

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

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

## 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

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: 0.033" 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/field control: NC Real Time Network  
Geoid model: Geoid 12A  
Combined grid factor: 0.99990581  
Units: US Survey Feet



## 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

## MISCELLANEOUS CERTIFICATE

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 \_\_\_\_\_

## IMPROVEMENT GUARANTEE CERTIFICATE

I, \_\_\_\_\_, Review Officer of the Town of Rolesville, Wake County, certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to Town specifications and standards in the Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Rolesville has been received and that the filing fees for this plat have been paid.

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

RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ WAKE COUNTY REGISTRY

**OWNER:**  
KL LB BUY 2 LLC  
225 Liberty Street, Suite 4210  
New York, NY 10281  
Contact: Dustin Potter  
Phone: (480) 447-9591

**APPLICANT/SURVEYOR:**  
Advanced Civil Design, Inc.  
51 Kilmoyne Drive, Suite 102  
Cory, NC 27571  
Contact: Cameron Rice  
Phone: (919) 481-6290  
E-mail: crice@advancedcivildesign.com

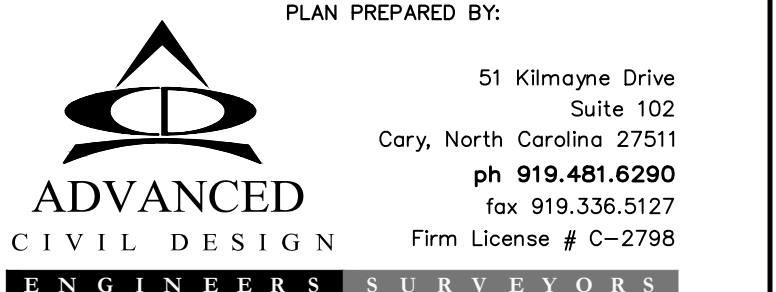
**DEVELOPER:**  
Lennar Carolinas, LLC  
5505 Waterford District Drive  
Miami, FL 33126  
Contact: John Nabers  
Phone: (919) 820-9707  
E-mail: John.Nabers@lennar.com

MA22-03, PSP23-02 & CID-23-06

**Parker Ridge - Phase 1A  
Major Subdivision Final Plat  
for  
Lennar Carolinas, LLC**

ROLESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

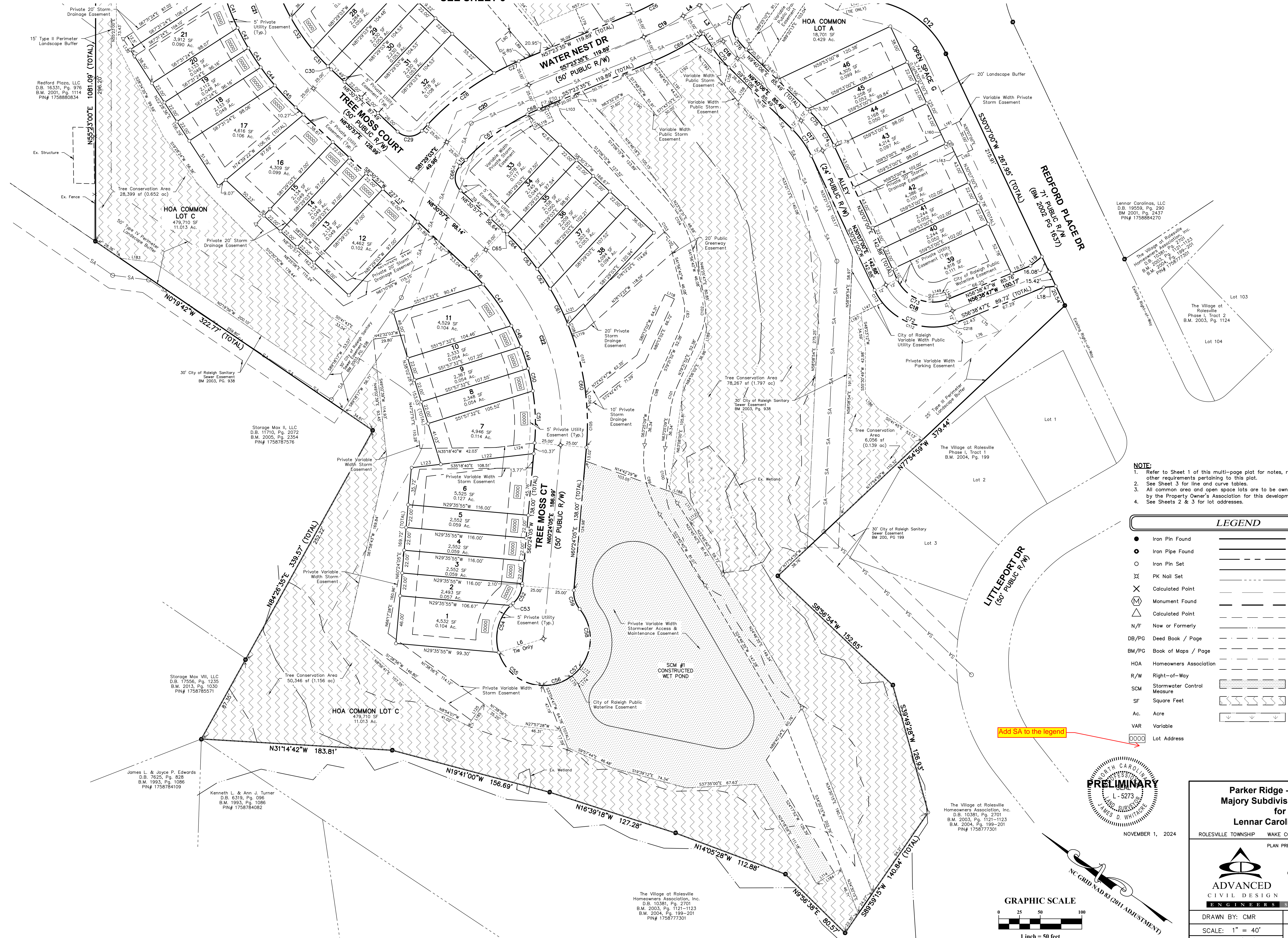


DRAWN BY: CMR CHECKED BY: JDW

SCALE: 1" = 40' SHEET 1 / 3

DATE: 11/01/2024

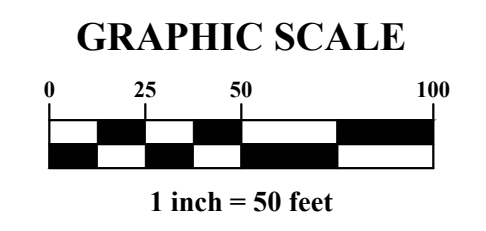
SEE SHEET 3



- NOTE:**
1. Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
  2. See Sheet 3 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.
  4. See Sheets 2 & 3 for lot addresses.

LEGEND	
●	Iron Pin Found
○	Iron Pipe Found
○	Iron Nail Set
⊗	PK Nail Set
×	Calculated Point
Ⓜ	Monument Found
△	Calculated Point
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
—	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
—	Private SCM Access and Maintenance Easement
—	Tree Conservation Area
—	Jurisdictional Wetlands per S&EC/USACE dated 3/14/23

Add SA to the legend



**Parker Ridge - Phase 1A**  
**Majority Subdivision Final Plat**  
**for**  
**Lennar Carolinas, LLC**

ROLESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS

51 Kilmoyne 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" = 40'  
 DATE: 11/01/2024 SHEET 2 / 3

C:\22-0008-1445NC\Drawings\Production Drawings\Survey\Final Plots\1445\_Phase1A\_Final Plat.dwg SHEET 2 Nov 01, 2024 9:21:55am crice

