

# PARKER RIDGE - PHASE 1A MAJOR SUBDIVISION FINAL PLAT

## FOR LENNAR CAROLINAS LLC

### Lot Addressing

|         |                     |              |                         |
|---------|---------------------|--------------|-------------------------|
| Lot #1  | 234 Tree Moss Court | Lot #32      | 131 Tree Moss Court     |
| Lot #2  | 232 Tree Moss Court | Lot #33      | 201 Tree Moss Court     |
| Lot #3  | 230 Tree Moss Court | Lot #34      | 203 Tree Moss Court     |
| Lot #4  | 228 Tree Moss Court | Lot #35      | 205 Tree Moss Court     |
| Lot #5  | 226 Tree Moss Court | Lot #36      | 207 Tree Moss Court     |
| Lot #6  | 224 Tree Moss Court | Lot #37      | 209 Tree Moss Court     |
| Lot #7  | 218 Tree Moss Court | Lot #38      | 211 Tree Moss Court     |
| Lot #8  | 216 Tree Moss Court | Lot #39      | 220 Redford Place Drive |
| Lot #9  | 214 Tree Moss Court | Lot #40      | 218 Redford Place Drive |
| Lot #10 | 212 Tree Moss Court | Lot #41      | 216 Redford Place Drive |
| Lot #11 | 210 Tree Moss Court | Lot #42      | 214 Redford Place Drive |
| Lot #12 | 136 Tree Moss Court | Lot #43      | 210 Redford Place Drive |
| Lot #13 | 134 Tree Moss Court | Lot #44      | 208 Redford Place Drive |
| Lot #14 | 132 Tree Moss Court | Lot #45      | 206 Redford Place Drive |
| Lot #15 | 130 Tree Moss Court | Lot #46      | 204 Redford Place Drive |
| Lot #16 | 128 Tree Moss Court | Lot #47      | 198 Redford Place Drive |
| Lot #17 | 124 Tree Moss Court | Lot #48      | 196 Redford Place Drive |
| Lot #18 | 122 Tree Moss Court | Lot #49      | 194 Redford Place Drive |
| Lot #19 | 120 Tree Moss Court | Lot #41      | 107 Gamay Dr            |
| Lot #20 | 118 Tree Moss Court | Lot #50      | 192 Redford Place Drive |
| Lot #21 | 116 Tree Moss Court | Lot #51      | 186 Redford Place Drive |
| Lot #22 | 108 Tree Moss Court | Lot #52      | 184 Redford Place Drive |
| Lot #23 | 106 Tree Moss Court | Lot #53      | 182 Redford Place Drive |
| Lot #24 | 104 Tree Moss Court | Lot #54      | 180 Redford Place Drive |
| Lot #25 | 102 Tree Moss Court | Lot #55      | 178 Redford Place Drive |
| Lot #26 | 100 Tree Moss Court | Open Space A | 432 Water Nest Drive    |
| Lot #27 | 121 Tree Moss Court | Open Space B | 433 Water Nest Drive    |
| Lot #28 | 123 Tree Moss Court | Open Space C | 200 Tree Moss Court     |
| Lot #29 | 125 Tree Moss Court | Open Space C | 420 Water Nest Drive    |
| Lot #30 | 127 Tree Moss Court | Open Space C | 421 Water Nest Drive    |
| Lot #31 | 129 Tree Moss Court |              |                         |

### Street Table

| Street Name      | Length  | R/W Width | Type   |
|------------------|---------|-----------|--------|
| Tree Moss Court  | 955 Ft. | 50 Ft.    | Public |
| Water Nest Drive | 453 Ft. | 50 Ft.    | Public |
| New Pine Alley   | 497 Ft. | 24 Ft.    | Public |
| New Pine Alley   | 500 Ft. | Variable  | Public |



VICINITY MAP  
SCALE: 1" = 500'

### SITE DATA TABLE

|                                  |  |
|----------------------------------|--|
| Owner:                           | KL LB BUY 2 LLC<br>225 Liberty Street, Suite 4210<br>New York, NY 10281  |
| Site Address:                    | 201 Redford Place Drive<br>Rolesville, NC 27571  |
| PIN:                             | 1758884270 (part of)   |
| Existing Zoning:                 | RM-CZ & RH-CZ  |
| Existing Addresses:              | 201 Redford Place Drive.   |
| Existing Lot Area:               | 865,243 Sq. Ft. (19.863 Ac.)   |
| Setbacks: Single Family          | Front: 20'<br>Side: 5'<br>Corner Side: 10'<br>Rear: 20'  |
| Townhomes                        | Front: 15'<br>Side: 10'<br>Corner Side: 15'<br>Rear: 15'<br>Parkings: 19'<br>Building Separation: 30'  |
| 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.)   |
| Open Space Lots:                 | Lot A: 18,701 Sq. Ft. (0.429 Ac.)<br>Lot B: 23,860 Sq. Ft. (0.548 Ac.)<br>Lot C: 478,210 Sq. Ft. (11.013 Ac.)<br>Total: 522,271 Sq. Ft. (11.990 Ac.) |
| Total Site Area:                 | 865,243 Sq. Ft. (19.863 Ac.)   |
| Number of Open Space Lots:       | 3  |
| Number of Single Family Lots:    | 55   |
| Impervious Area Allowed Per Lot: | 2,200 Sq. Ft.  |

### 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 herein.
- 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 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 \_\_\_\_\_ 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 of the 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.
- Per Town plat comment Parcel A shall be known as "Redford Place Park Addition - Town of Rolesville".

### 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 homeowner's 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: \_\_\_\_\_ (Name, Title)

Date: \_\_\_\_\_, 2025. \_\_\_\_\_ (Official Seal)

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

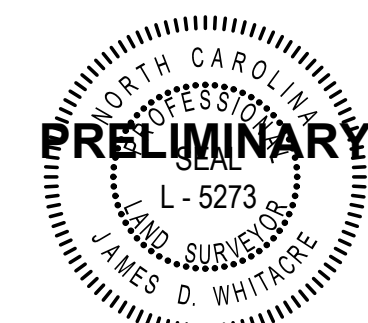
My commission expires \_\_\_\_\_

### 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., 2025.

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/fixed 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

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

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

**FSP-24-16  
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:

**ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**

51 Kilmayne Drive  
Suite 102  
Cary, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127  
D.B. 19559, Pg. 290  
Firm License # C-2798  
E-mail: John.Nabers@lennar.com

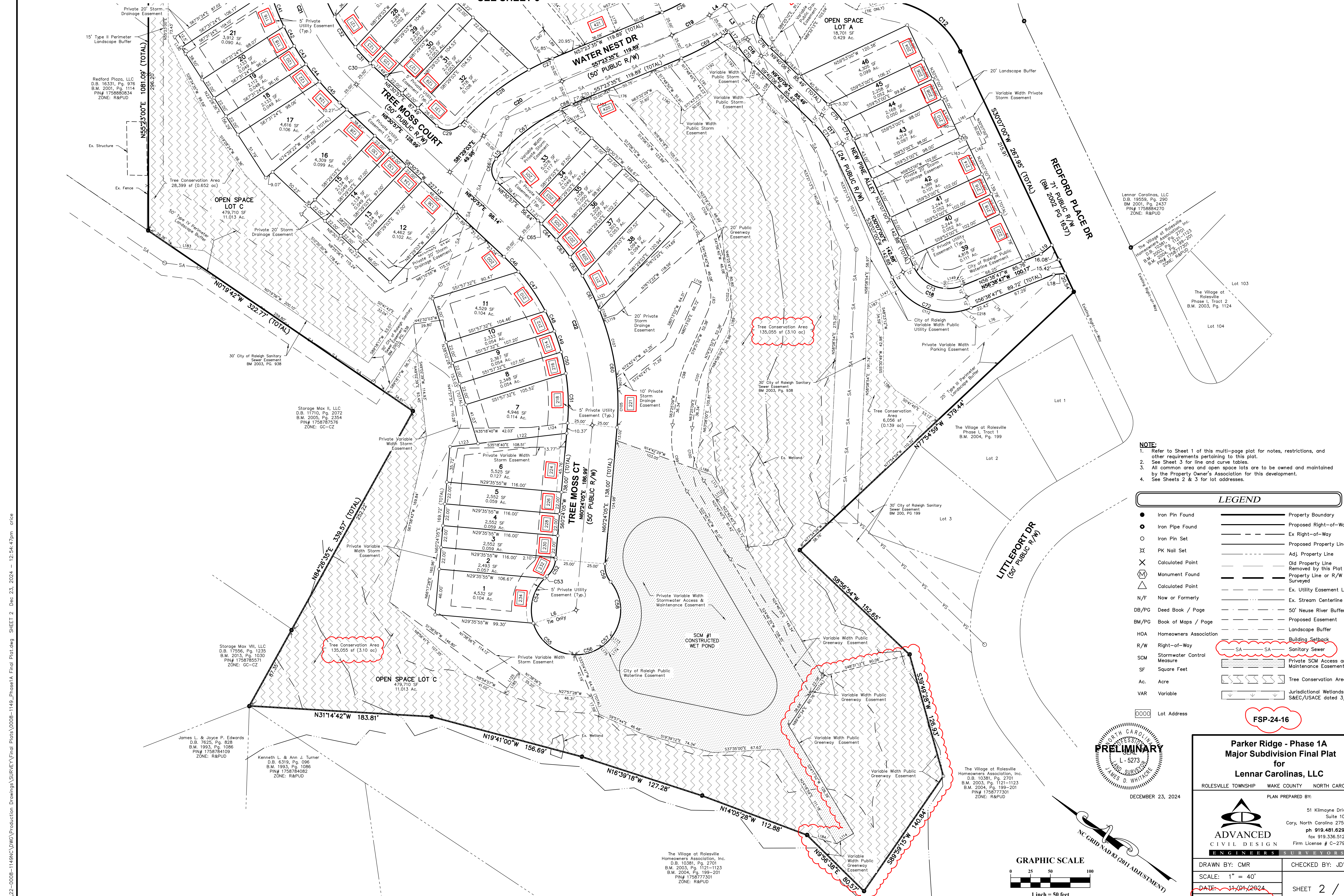
DRAWN BY: CMR CHECKED BY: JDW

SCALE: 1" = 40'

DATE: 11/01/2024 SHEET 1 / 3

REV. DATE: 12/23/24

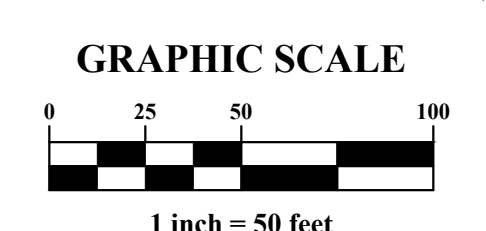
SEE SHEET 3



- 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 Pin 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                                     |
| —      | Sanitary Sewer                                       |
| —      | Private SCM Access and Maintenance Easement          |
| —      | Tree Conservation Area                               |
| —      | Jurisdictional Wetlands per S&EC/USACE dated 3/14/23 |

**PRELIMINARY**  
L-5273  
JAMES D. WHITTINGER  
SURVEYOR  
DECEMBER 23, 2024



**FSP-24-16**

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

ROLESVILLE TOWNSHIP 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: CMR CHECKED BY: JDW

SCALE: 1" = 40'

DATE: 11/01/2024 SHEET 2 / 3

REV. DATE: 12/23/24

C:\22-0008-145\NC\Drawings\Production\Drawings\Survey\Final Plots\145\_Phase1A\_Final\_Plat.dwg SHEET 2 Dec 23, 2024 12:54:47pm crice

