

PARKER RIDGE - PHASE 1B - SECTION 1

MAJOR SUBDIVISION FINAL PLAT

FOR LENNAR CAROLINAS LLC



VICINITY MAP
SCALE: 1" = 500'

Lot Addressing		
Lot # 56	600 Carved Stone Court	SFA
Lot # 57	602 Carved Stone Court	SFA
Lot # 58	604 Carved Stone Court	SFA
Lot # 59	606 Carved Stone Court	SFA
Lot # 60	612 Carved Stone Court	SFA
Lot # 61	614 Carved Stone Court	SFA
Lot # 62	616 Carved Stone Court	SFA
Lot # 63	618 Carved Stone Court	SFA
Lot # 64	620 Carved Stone Court	SFA
Lot # 65	626 Carved Stone Court	SFA
Lot # 66	628 Carved Stone Court	SFA
Lot # 67	630 Carved Stone Court	SFA
Lot # 68	632 Carved Stone Court	SFA
Lot # 69	627 Carved Stone Court	SFA
Lot # 70	629 Carved Stone Court	SFA
Lot # 71	631 Carved Stone Court	SFA
Lot # 72	633 Carved Stone Court	SFA
Lot # 73	635 Carved Stone Court	SFA
Lot # 74	637 Carved Stone Court	SFA
Lot # 75	516 Cavallera Way	SFA
Lot # 76	518 Cavallera Way	SFA
Lot # 77	520 Cavallera Way	SFA
Lot # 78	522 Cavallera Way	SFA
Lot # 79	524 Cavallera Way	SFA
Lot # 80	526 Cavallera Way	SFA
Lot # 81	505 Cavallera Way	SFA
Lot # 82	507 Cavallera Way	SFA
Lot # 83	509 Cavallera Way	SFA
Lot # 84	511 Cavallera Way	SFA
Lot # 85	513 Cavallera Way	SFA
Lot # 86	519 Cavallera Way	SFA
Lot # 87	521 Cavallera Way	SFA
Lot # 88	523 Cavallera Way	SFA
Lot # 89	525 Cavallera Way	SFA
Lot # 90	527 Cavallera Way	SFA
Lot # 91	310 Granite Knoll Court	SFA
Lot # 92	312 Granite Knoll Court	SFA
Lot # 93	314 Granite Knoll Court	SFA
Lot # 94	316 Granite Knoll Court	SFA
Lot # 95	318 Granite Knoll Court	SFA
Lot # 96	320 Granite Knoll Court	SFA
Lot # 97	322 Granite Knoll Court	SFA
Lot # 98	324 Granite Knoll Court	SFA
Lot # 99	326 Granite Knoll Court	SFA
Lot # 100	328 Granite Knoll Court	SFA
Lot # 101	330 Granite Knoll Court	SFA
Lot # 102	332 Granite Knoll Court	SFA
Lot # 103	334 Granite Knoll Court	SFA
Lot # 104	336 Granite Knoll Court	SFA
Lot # 105	338 Granite Knoll Court	SFA
Lot # 106	340 Granite Knoll Court	SFA
Lot # 107	342 Granite Knoll Court	SFA
Lot # 108	344 Granite Knoll Court	SFA
Lot # 109	346 Granite Knoll Court	SFA
Lot # 110	348 Granite Knoll Court	SFA
Lot # 111	350 Granite Knoll Court	SFA
Lot # 112	352 Granite Knoll Court	SFA
Lot # 113	354 Granite Knoll Court	SFA
Lot # 114	356 Granite Knoll Court	SFA
Lot # 115	701 Long Melford Drive	SFD
Lot # 116	705 Long Melford Drive	SFD
Lot # 117	709 Long Melford Drive	SFD
Lot # 118	713 Long Melford Drive	SFD
Lot # 119	717 Long Melford Drive	SFD
Lot # 120	721 Long Melford Drive	SFD
Lot # 121	725 Long Melford Drive	SFD
Lot # 122	729 Long Melford Drive	SFD
Lot # 123	733 Long Melford Drive	SFD
Lot # 124	737 Long Melford Drive	SFD
Lot # 125	741 Long Melford Drive	SFD
Lot # 126	745 Long Melford Drive	SFD
Lot # 127	749 Long Melford Drive	SFD
Lot # 128	753 Long Melford Drive	SFD
Lot # 129	757 Long Melford Drive	SFD
Lot # 130	761 Long Melford Drive	SFD
Lot # 131	765 Long Melford Drive	SFD
Lot # 132	769 Long Melford Drive	SFD
Lot # 133	773 Long Melford Drive	SFD
Open Space # 1B	896 Long Melford Drive	OS
Open Space # 1B	936 Long Melford Drive	OS
Open Space # 1B	637 Carved Stone Court	OS
Open Space # 1B	708 Long Melford Drive	OS
Open Space # 4A	745 Long Melford Drive	OS
Open Space # 4B	506 Cavallera Way	OS
Open Space # 4B	609 Carved Stone Court	OS
Open Space # 4B	201 Redford Place Drive	OS
Open Space # 6	304 Granite Knoll Court	OS

Street Table			
Street Name	Length	R/W Width	Type
Granite Knoll Drive	400 Ft.	50 Ft.	Public
Cavallera Way	377 Ft.	60 Ft.	Public
Carved Stone Court	501 Ft.	50 Ft.	Public
Long Melford Drive	1,174 Ft.	Variable	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
PINS:	1758884270, 1758988411 & 1758983710
Existing Zoning:	RM-CZ and RH-CZ per MA-22-03
Town Application Ref.:	MA22-03, PSP23-02 & CID-23-06
Existing Lot Area:	2,919,637 Sq. Ft. (67.026 Ac.)
Single Family Lot Area:	290,291 Sq. Ft. (6.664 Ac.)
R/W Association:	134,768 Sq. Ft. (3.094 Ac.)
Homeowners Association Common Lot Area:	Open Space #1A: 39,026 Sq. Ft. (0.896 Ac.) Open Space #1B: 183,416 Sq. Ft. (4.211 Ac.) Open Space #4A: 2,653 Sq. Ft. (0.061 Ac.) Open Space #4B: 56,608 Sq. Ft. (1.299 Ac.) Open Space #6: 55,667 Sq. Ft. (1.278 Ac.) Total: 337,370 Sq. Ft. (7.745 Ac.)
Phase 1B Section 1 Area:	762,429 Sq. Ft. (17.503 Ac.)
Remaining Area:	2,157,208 Sq. Ft. (49.523 Ac.)
Number of Open Space Lots:	5
Number of Residential Lots:	78
Impervious Area Allowed Per Lot:	See Note #16 this sheet.
Single Family Setbacks (RM-CZ):	Front: 20' Side: 5' Corner Side: 10' Rear: 20'
Townhome Setbacks (RH-CZ):	Front: 15' Side: 10' Corner Side: 15' Rear: 15' Parking: 19' Building Separation: 30'

- #### 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. 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 herein was prepared from an actual field survey and from existing records as referenced herein.
 - There was evidence of Wetlands and Jurisdictional waters on the site. Wetland and streams shown herein 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 Parker Ridge Owners Association for this development.
 - See Wake County Register of Deeds for Declaration of Creation of Parker Ridge, a Planned Community.
 - 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 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 and 2,750 square feet for detached single family lots.

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.

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 _____

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.

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: _____

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 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 meters 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 18
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 _____

OWNER:
KL LB BUY 2 LLC
225 Liberty Street, Suite 4210
New York, NY 10281
Contact: Dustin Patten
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

FSP-24-24

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

ROLESVILLE TOWNSHIP 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

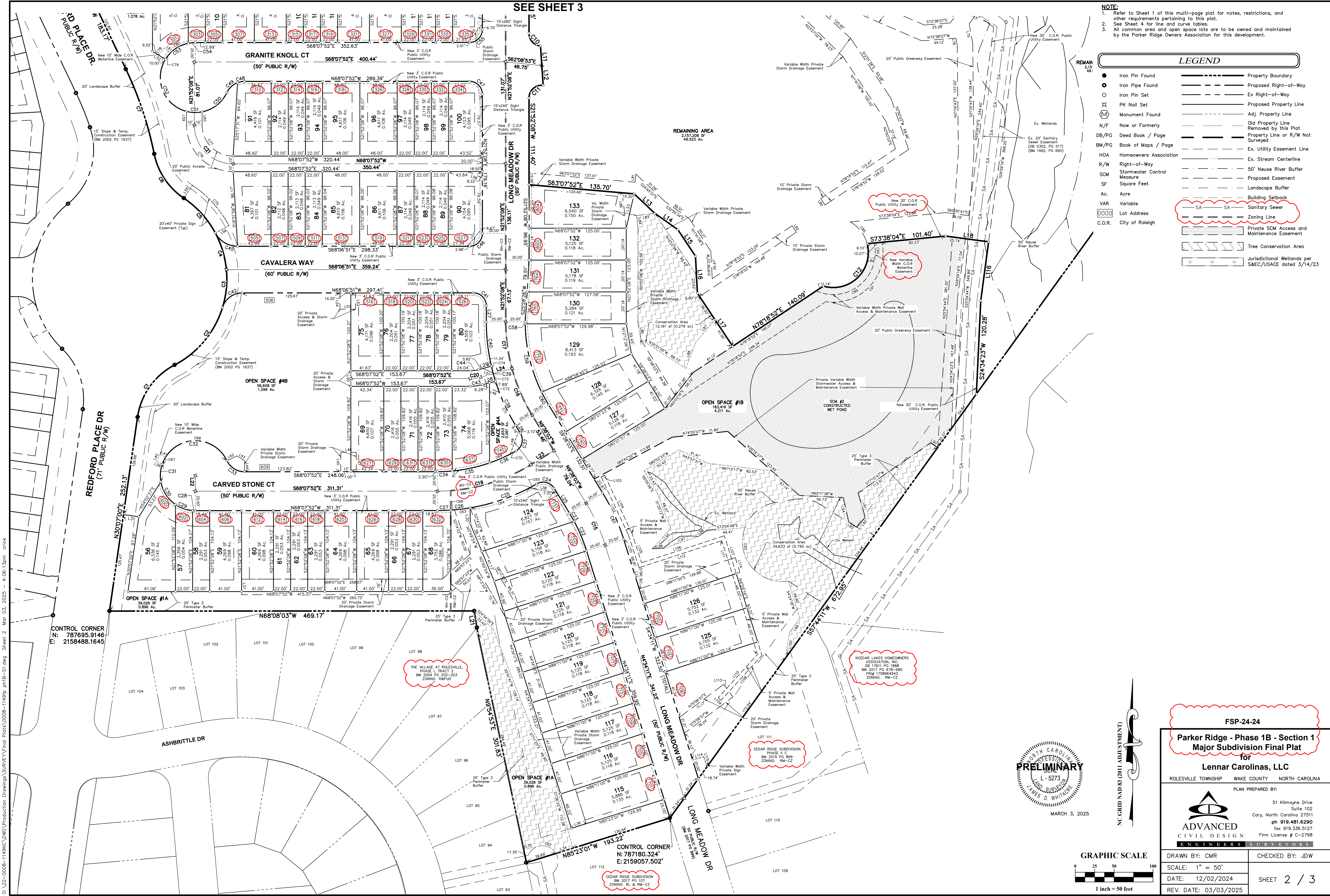
DRAWN BY: CMR CHECKED BY: JDW
SCALE: 1" = 500'
DATE: 12/02/2024 SHEET 1 / 3
REV. DATE: 03/03/2025

SEE SHEET 3

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

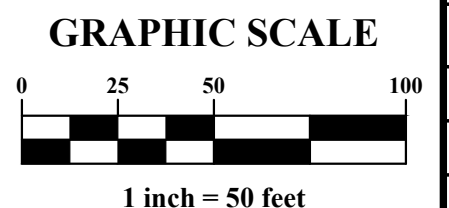
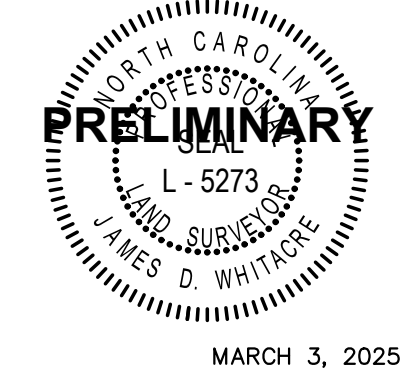
●	Iron Pin Found	-----	Property Boundary
○	Iron Pipe Found	-----	Proposed Right-of-Way
○	Iron Pin Set	-----	Ex Right-of-Way
⊗	PK Nail Set	-----	Proposed Property Line
M	Monument Found	-----	Adj. Property Line
N/F	Now or Formerly	-----	Old Property Line Removed by this Plat
DB/PG	Deed Book / Page	-----	Property Line or R/W Not Surveyed
BM/PG	Book of Maps / Page	-----	Ex. Utility Easement Line
HOA	Homeowners Association	-----	Ex. Stream Centerline
R/W	Right-of-Way	-----	50' Neuse River Buffer
SCM	Stormwater Control Measure	-----	Proposed Easement
SF	Square Feet	-----	Landscape Buffer
Ac.	Acre	-----	Building Setback
VAR	Variable	-----	Sanitary Sewer
Lot Address	Lot Address	-----	Zoning Line
C.O.R.	City of Raleigh	-----	Private SCM Access and Maintenance Easement
		-----	Tree Conservation Area
		-----	Jurisdictional Wetlands per S&C/USACE dated 3/14/23



C:\22-0008-1149NC\Drawings\Production Drawings\Survey\Final Plots\0008-1149-Plat-1B-Sub-1.dwg Sheet 2 Mar 03, 2025 4:06:13pm crice

CONTROL CORNER
 N: 787695.9146
 E: 2158488.1645

CONTROL CORNER
 N: 787180.324'
 E: 2159057.502'



FSP-24-24

**Parker Ridge - Phase 1B - Section 1
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" = 50'	
DATE: 12/02/2024	SHEET 2 / 3
REV. DATE: 03/03/2025	

