

FSP-25-05 – Rolesville Crossing Ph 1 – V1 Submittal review cycle

START DATE: FEBRUARY 2025	DUE DATE: <u>03-10-25</u>	TRC/STAFF Comments issued on: <u>03/09/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. Provide written responses to ALL the comments received; responses should reference If/how/on what sheet was comment addressed; mark-up to mark-up is fine.</li> <li>2. Bubble/cloud any revisions made – these will be removed on the final/recordable version.</li> <li>3. Revise all dates on all materials – keep original/initial dates as well (build the dates).</li> <li>4. <u>ADDRESSES</u> – Contact Wake Co. GIS/911 to attain addresses, and add them to each lot.</li> <li>5. <u>STREETLIGHTS</u> – IF new street lights are installed in Town public right-of-way- provide Lighting Plan exhibit that clearly indicates that number of poles. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat.</li> <li>6. <u>All Sheets</u> – Remove all “Preliminary Plat” stamps on lefthand side of all sheets within the Final Plat set.</li> <li>7. <u>Intent – Clarify/explain</u> – In the Phase 2 area, is this plat meant to be recording all the planned/future public streets as Easements (which will be void in the future when dedicated/recorded as Public right-of-ways) and dedicate other Easements like Drainage Easements. If that is the case, it is hard to call/consider this just Phase 1. There is information being called out, like Bufferyards, located in Phase 2, but this plat is supposed to only be for Phase 1.</li> <li>8. <u>Cover Sheet</u> – Add a note or entry that clearly details the Lot Numbers in this Plat (ie in Phase 1); they are clearly not #1 – 121.</li> <li>9. <u>Cover Sheet</u> – Please Provide a single Table that aligns Lot Number / Lot Address / Max. Impervious Coverage (for that lot). If this needs to be put on a/the 2<sup>nd</sup> sheet as opposed to the Cover, or on a/the sheet with Curve Tables, that is fine.</li> <li>10. <u>Cover Sheet</u> - Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town (or NCDOT). This is for State Powell Bill purposes.</li> <li>11. <u>Cover Sheet/Signature Blocks</u> – add “neat lines” to delineate each of the Signature blocks from one another.</li> <li>12. <u>Cover Sheet/Sheet 1</u> - Please update the Certificate of Ownership and Dedication: Certificate of Ownership and Dedication I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer and water lines to the City of Raleigh Utility Department.</li> <li>13. <u>Cover Sheet/Open Space/Site Area Calculations</u> – The Site Data Table acreage totals for both total site and open space drastically differ from those provided on the August revision to CD 21-08. Furthermore, the total project acreage from CD 21-08 is 91.01 acres while the total project area listed on FSP 25-05 is 92.97. It is understood that the open space</li> </ol>	

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	breakdown in the subdivision site data table for this final plat is only for Phase 1, which includes 20.72 acres, but given the drastic total acreage differences, the applicant shall provide remaining open space totals for remaining phases and an explanation on the total site acreage discrepancy. The screengrab below shows the updated open space calculations from CD 21-06 and those provided on the cover sheet of this Phase 1 Final Plat submittal:																																																
	<p><i>CD 21-08</i></p> <table border="1"> <thead> <tr> <th colspan="4">OPEN SPACE CALCULATIONS</th> </tr> <tr> <th rowspan="2">PHASE</th> <th rowspan="2">AREA (AC)</th> <th>REQUIRED 10% GROSS AREA</th> <th>PROVIDED</th> </tr> <tr> <th>TOTAL (ACTIVE) (AC)</th> <th>TOTAL (ACTIVE) (AC)</th> </tr> </thead> <tbody> <tr> <td>PHASE 1</td> <td>40.34</td> <td>4.03 (2.02)</td> <td>6.53 (2.08)</td> </tr> <tr> <td>PHASE 2</td> <td>50.67</td> <td>5.07 (2.53)</td> <td>8.14 (2.79)</td> </tr> <tr> <td>TOTAL</td> <td>91.01</td> <td></td> <td>14.67 (4.87)</td> </tr> </tbody> </table>	OPEN SPACE CALCULATIONS				PHASE	AREA (AC)	REQUIRED 10% GROSS AREA	PROVIDED	TOTAL (ACTIVE) (AC)	TOTAL (ACTIVE) (AC)	PHASE 1	40.34	4.03 (2.02)	6.53 (2.08)	PHASE 2	50.67	5.07 (2.53)	8.14 (2.79)	TOTAL	91.01		14.67 (4.87)	<p><i>FSP 25-05</i></p> <table border="1"> <thead> <tr> <th colspan="2">SUBDIVISION SITE DATA</th> </tr> </thead> <tbody> <tr> <td>TOTAL SITE AREA:</td> <td>92.97 ACRES (4,049,884 SQ FT)</td> </tr> <tr> <td>ROLESVILLE ROAD DEDICATION:</td> <td>0.77 ACRES (33,676 SQ FT)</td> </tr> <tr> <td>MITCHELL MILL ROAD DEDICATION:</td> <td>1.17 ACRES (51,266 SQ FT)</td> </tr> <tr> <td>INTERNAL ROAD DEDICATIONS:</td> <td>7.14 ACRES (311,190 SQ FT)</td> </tr> <tr> <td>ACTIVE OPEN SPACE DEDICATION:</td> <td>0.42 ACRES (18,300 SQ FT)</td> </tr> <tr> <td>CONS. OPEN SPACE DEDICATION:</td> <td>1.14 ACRES (49,747 SQ FT)</td> </tr> <tr> <td>OPEN SPACE DEDICATION:</td> <td>5.73 ACRES (249,360 SQ FT)</td> </tr> <tr> <td>FUTURE DEVELOPMENT AREA:</td> <td>55.88 ACRES (2,433,972 SQ FT)</td> </tr> <tr> <td>NET SITE AREA:</td> <td>20.72 ACRES (902,373 SQ FT)</td> </tr> <tr> <td>TOTAL RESIDENTIAL LOTS:</td> <td>121 LOTS</td> </tr> <tr> <td>AVERAGE RESIDENTIAL LOT SIZE:</td> <td>0.17 ACRES (7,458 SQ FT)</td> </tr> </tbody> </table>	SUBDIVISION SITE DATA		TOTAL SITE AREA:	92.97 ACRES (4,049,884 SQ FT)	ROLESVILLE ROAD DEDICATION:	0.77 ACRES (33,676 SQ FT)	MITCHELL MILL ROAD DEDICATION:	1.17 ACRES (51,266 SQ FT)	INTERNAL ROAD DEDICATIONS:	7.14 ACRES (311,190 SQ FT)	ACTIVE OPEN SPACE DEDICATION:	0.42 ACRES (18,300 SQ FT)	CONS. OPEN SPACE DEDICATION:	1.14 ACRES (49,747 SQ FT)	OPEN SPACE DEDICATION:	5.73 ACRES (249,360 SQ FT)	FUTURE DEVELOPMENT AREA:	55.88 ACRES (2,433,972 SQ FT)	NET SITE AREA:	20.72 ACRES (902,373 SQ FT)	TOTAL RESIDENTIAL LOTS:	121 LOTS	AVERAGE RESIDENTIAL LOT SIZE:	0.17 ACRES (7,458 SQ FT)	
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Parks & Recreation - Eddie Henderson	Please revise to show Greenway easement and label as Town of Rolesville Public Greenway Easement.																																																
Engineering - Jacque Thompson	See the PDF of mark-up comments – there appear to be 8 entries/comments.																																																
Wake Co Watershed Mgt – Elizabeth Powell	Revisions to Construction Drawings (CD 21-08) are under review - TBD																																																
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> <li>See the PDF of mark-ups.</li> <li>Downstream Harris Creek Upgrades should be installed and accepted by Raleigh prior to recording lots.</li> <li>Water/sewer and pump station should be accepted by Raleigh prior to recording of lots.</li> <li>As discussed with the project engineer, a 3' City of Raleigh Utility Easement strip may be necessary along all of the lot frontages - 1' behind the R/W is not enough room for the water meter &amp; curb stop.</li> </ol>																																																
NCDOT – Jacob Nicholson	The required roadway improvements have not been completed and put under warranty, therefore NCDOT does not support the approval of plats at this time.																																																
Wake Co Fire / EMS - Brittany Lingle	No new fire service comments on Rolesville Crossing V1-FSP-25-05 per Brittany. All previous items have been addressed.																																																