

December 23, 2024

Mr. Michael Elabarger
Town of Rolesville
Planning Department
502 Southtown Circle
Rolesville, NC 27571

RE: Parker Ridge (FSP-24-20)
Major Subdivision Final Plat – Submittal #2

*Items listed below have been submitted digitally (PDF) via e-mail to planning@rolesville.nc.gov
Note : (TR) = Town of Rolesville & (WC)= Wake County*

Reference No.	Copies	No. of Sheets	Notes
22-0008-1149	1	3	Major Subdivision Final Plat dated 12/23/25 (TR & WC)
22-0008-1149	1	1	Development Plan Review Application (TR)
22-0008-1149	1	2	Final Subdivision Plat Checklist (TR)
22-0008-1149	1	1	Site Lighting Exhibit (TR)
22-0008-1149	1	1	Wake County Addressing Plan

The enclosed plat was revised according to 1st review comments received on December 9, 2024. Please find the following responses to the comments provided on the Town’s website.

Planning & Zoning – Planning Staff & WithersRavenel

Comment #1: Provide written responses to ALL the comments received; mark-up to mark-up is fine.

Response #1: Written responses provided.

Comment #2: Bubble/cloud any revisions made – these will be removed on the final/recordable version.

Response #2: Understood. Revisions were clouded.

Comment #3: Revise all dates on all materials – keep original/initial dates as well (build the dates).

Response #3: The title block includes a revision date.

Comment #4: Add FSP-24-16 in common location on all sheets.

Response #4: Understood. Note added on all sheets. Located above title block.

Comment #5: Contact GIS/911 to attain addresses for every single lot; non-residential Lots can use terminology of “Open Space #X”; include this on next submittal. Note, the Legend and notes include an entry for Addresses, but none are present.

Response #5: Wake County issued an addressing plan, copy attached. Each lot is provided with an address. Addresses are also shown in table form on Sheet 1.

Comment #6a: Cover Sheet Revisions - Revise existing Zoning to RM-CZ and RH-CZ per MA 22-03
Response #6a: Cover Sheet Zoning revised to "RM-CZ & RH-CZ"

Comment #6b: Cover Sheet Revisions - Signature Blocks - Add organizing "neat lines" to contain each separate signature block, as they appear to run together in a disorganized manner.
Response #6b: Lines added to clarify individual signature blocks.

Comment #6c: Cover Sheet Revisions - Signature Blocks - Review LDO Appendix B Final Plat section for the exact language of the Town's signature blocks; remove the word "miscellaneous".
Response #6c: I believe you meant Appendix A and not Appendix B. Signature blocks updated.

Comment #6d: Cover Sheet Revisions - Revise Site Data Table to include setbacks, impervious surface for each lot, number of lots including number of open space lots,
Response #6d: Site Data Table updated.

Comment #6e: Cover Sheet Revisions - Provide a Lot Table that includes the Lot # and their addresses, so as to connect the two.
Response #6e: Lot table provided.

Comment #6f: Cover Sheet Revisions - Provide table/note about the maximum Impervious Coverage permitted for Each Lot.
Response #6f: The site data table refers to maximum impervious area per lot. Note #16 on Sheet 1 makes the same statement. A separate table for each lot is not necessary since each lot has the same area of impervious.

Comment #6g: Cover Sheet Revisions - Provide a table/note of the Linear Length (and ROW width) of all new public rights-of-way being dedicated to the Town. delineate each as Public or Private; per street/alley, delineate ROW widths and Linear Feet. Sum each category (Public, Private, 60' ROW, 50' ROW, etc.). This is for State Powell Bill purposes.
Response #6g: See Street Table on Sheet 1.

Comment #7: Cover Sheet Revisions - Please add zoning district information on adjacent lots.
Response #7: Sheet 1 updated.

Comment #8: The SDE behind lots 12-15 has been shifted from the previous location approved on PSP-23-02. The SDE now lies within lots 13-15. Please explain the reason for this shift in location.
Response #8: The private storm drainage easement behind Lots 12-15 is based on the approved construction plans and not the preliminary plat.

Comment #9: Please provide a lighting exhibit that simply, but clearly, shows how many light poles are in this particular Final Plat. There is a \$650/pole fee that I will invoice you for once I know the number of poles. This can be paid any time up to Final Plat signature by the Planning Director.
Response #9: Lighting exhibit attached. There are eight (8) streetlights.

Parks & Recreation - Eddie Henderson

Comment #1: Rename Parcel A or add language to say something to the effect of “Redford Place Park Addition – Town of Rolesville”.

Response #1: A call out was added to Sheet 3 to see Note #17 on Sheet 1.

Comment #2: Per LDO 6.2.1.J.2. - Revise Greenway easement to be 30’ wide minimum.

Response #2: This was discussed during the TRC meeting on December 12th. Since the approved master plan and approved construction plans showed a 20-ft wide easement the wide will remain 20-ft.

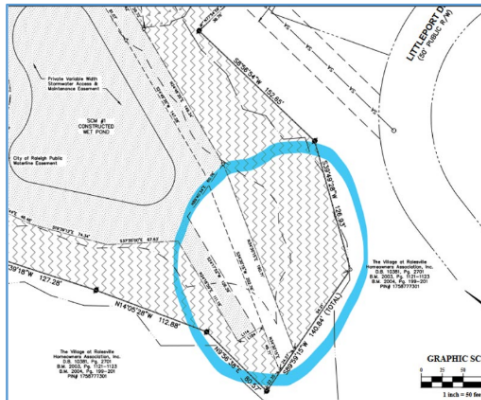
Comment #3: Staff would like to revisit/re-start discussions of Parcel A being deeded to the Town; Please connect Parks & Recreation and Planning staff in contact with those who can continue this.

Response #3: Understood. These discussions should not hold up this plat.

Comment #4: Staff would also like to revisit/re-start discussions of the fee-in-lieu for the planned section of Greenway boardwalk that stubs to the southern property line. (Sheet 2)

Response #4: Understood. These discussions should not hold up this plat.

Comment #5: Revise this entire wetland area where the future Greenway boardwalk will be built by the Town as a Greenway easement to provide the Town with the ability to work with any environmental constraints that we may encounter upon construction. See clip.



Response #5: The plat has been revised accordingly.

Engineering - Jacque Thompson

Comment #1: See PDF of mark-up comments on the Final Plat.

Response #1: Understood

Comment #2: Add SA to the legend.

Response #2: Sheets 2 and 3 have been updated.

Comment #3: Please add a tie for the City of Raleigh waterline easement.

Response #3: Tag line L216 added.

COR Public Utilities - Tim Beasley

Comment #1: Utilities should be conditionally accepted prior to recording lots.

Response #1: Understood

Wake County Watershed Management – Barney Blackburn, PE, CPESC, CPSWQ

Comment #1: No comments were received, which is not atypical for a Final Plat. Wake Co. will be included in the next submittal.

Response #1: ACD reached out directly to Wake County and obtained comments.

Comment #2: I have reviewed the plat and do not have any review comments. Please complete, sign, notarize and record the Stormwater and Wet Detention Pond Maintenance Agreements with the plat. Let me know if you have any questions.

Response #2: Understood and will do.

NCDOT – Jacob Nicholson

Comment #1: No comments were received/none were expected; DOT will be left in the review for next submittal in case.

Response #1: Understood.

Wake County Fire / EMS - Brittany Hocutt

Comment #1: No comments on this Final Plat.

Response #1: Thank you.

Please contact me at 919-780-8005 if you have any questions or concerns.

Sincerely,

ADVANCED CIVIL DESIGN, INC.

Cameron M. Rice

Cameron M. Rice, P.E.
Senior Project Manager

cc: 22-0008-1149
Lennar Carolinas, LLC