

March 3, 2025

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 #3

*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 3/2/25 (TR & WC)
22-0008-1149	1	1	Revised Development Plan Review Application (TR)
22-0008-1149	1	2	Final Subdivision Plat Checklist (TR)
22-0008-1149	1	2	Street Light Invoice and Receipt (TR)
22-0008-1149	1	1	Recorded SCM Maintenance Agreement (WC)
22-0008-1149	1	1	Engineer Cost to Complete Estimate (TR)

The enclosed plat was revised according to 2nd review comments received on February 5, 2025. Please find the following responses to the comments provided on the Town's website.

Planning & Zoning – Planning Staff & WithersRavenel

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

Response #1: Written responses provided.

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

Response #2: Understood. Revisions were clouded.

Comment #3: Continue to 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: REPEAT/REVISE – Revise FSP-24-16 to FSP-24-20

Response #4: Understood. Plat revised accordingly.

Comment #5: NEW - Submitted Application – Revise to complete the Financially Responsible Party portion (Applicant stated “n/a”) – this is whom is to receive INVOICES for all payments due to the Town. This is not optional.

Response #5: Application revised.

Comment #6: NEW – Street Light Pole fee – see Invoice for 8 Poles, please pay at first opportunity by mailing Check + Copy of Invoice to Town Hall, c/o Planning Dept., 502 Southtown Circle, PO BOX 250, Rolesville, NC 27571.

Response #6: Fee paid. Invoice and receipt attached.

Parks & Recreation - Eddie Henderson

Comment #1: No further comments. Please provide contact information to start the previously mentioned conversations.

Response #1: Please converse with Michael Taylor, Lennar’s Land Entitlement Manger. His e-mail address is Michael.Taylor@Lennar.com. His telephone number is 919-836-6461. His mailing address is 1100 Perimeter Park Drive, Suite 112, Morrisville, NC 27560. For reference your previously mentioned comments were as follows:

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

COR Public Utilities - Tim Beasley

Comment #1: Approvable (no correction comments provided).

Response #1: Thank you.

Engineering - Jacque Thompson

Comment #1: No further Comments.

Response #1: Thank you.

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 requested comments. No comments provided.

NCDOT – Jacob Nicholson

Comment #1: Based on previous discussion, with the removal of only direct access to a NCDOT street, I have no objections to the approval of the final plat.

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