

Comments on #FSP-26-0005 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-26-0005
Application Type: Final Subdivision Plat
Date: May 1, 2026
Address: 1801 Rolesville Road



THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Final Subdivision Plat Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/b24c127b-f2a0-4ad9-b1f2-7ab3c1b66c89>.

Contacts

Michael Elabarger
Assistant Planning Director

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Updates Requested

Michele Raby
Planner II

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No Comment

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

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Michael Elabarger
Assistant Planning Director

Is this Site Data for all of phase 1, or just the Corrected area? Is this even necessary, given the original has this info on it? Is anything in this COrrrection changing anything in that table?? That's the question. If not, eliminate it. If it is, the info in it needs to be changed to reflect how the Corrections affect them...some info might stay static/the same, so gray that out...

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Michael Elabarger
Assistant Planning Director

This cannot be here - this has to be FSP-26-0005 - General Note #1 can reference FSP-25-05 but this plat can't "look like" FSP-25-05 like that, way too confusing for the future.

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THIS IS A PLAT OF CORRECTION TO PLAT SET RECORDED IN BOOK OF MAPS 2026, PAGES 191-195 OF THE WAKE COUNTY REGISTRY. THIS PLAT CORRECTS THE LOT WIDTHS AND SIZES, AS WELL AS THE MAXIMUM IMPERVIOUS LIMITS FOR SELECT TOWNHOME LOTS TO MATCH THE REVISED APPROVED CONSTRUCTION DRAWINGS. REVISED WIDTHS AND AREAS AFFECT LOT NUMBERS 182, 185, 205, 216, 280, 286, 297, OS-507, OS-1011, OS-1014, AND OS-1021. THE MAXIMUM IMPERVIOUS LIMITS WERE REVISED FOR LOTS 178-185, 194-216, AND 280-297.

SITE DATA TABLE (UNCHANGED)				SITE DATA TABLE (CORRECTED SINGLE FAMILY LOTS)				SITE DATA TABLE (CORRECTED TOWNHOME LOTS)					
LOT #	ADDRESS	AREA (SF / AC)	MAX IMP. ALL (SF)	LOT #	ADDRESS	AREA (SF / AC)	MAX IMP. ALL (SF)	LOT #	ADDRESS	OLD AREA (SF/AC)	NEW AREA (SF/AC)	OLD MAX IMP. ALL (SF)	NEW MAX IMP. ALL (SF)
1	437 GREEN RIVER WAY	11,189 / 0.26	3,600	51	1540 COPPER JOHN RD	10,000 / 0.23	3,600	178	1416 COPPER JOHN RD	2,613 / 0.06	2,613 / 0.06	1,500	1,500
2	433 GREEN RIVER WAY	10,774 / 0.25	3,600	52	1522 COPPER JOHN RD	10,076 / 0.23	3,600	179	1414 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
3	426 GREEN RIVER WAY	10,773 / 0.25	3,600	53	1564 COPPER JOHN RD	10,000 / 0.23	3,600	180	1412 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
4	425 GREEN RIVER WAY	10,772 / 0.25	3,600	54	1566 COPPER JOHN RD	10,440 / 0.24	3,600	181	1418 COPPER JOHN RD	2,613 / 0.06	2,613 / 0.06	1,500	1,500
5	421 GREEN RIVER WAY	10,771 / 0.25	3,600	55	1522 COPPER JOHN RD	10,440 / 0.24	3,600	182	1408 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
6	417 GREEN RIVER WAY	10,770 / 0.25	3,600	56	1576 COPPER JOHN RD	10,440 / 0.24	3,600	183	1404 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
7	413 GREEN RIVER WAY	11,892 / 0.27	3,600	57	1580 COPPER JOHN RD	14,320 / 0.34	3,600	184	1402 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
8	409 GREEN RIVER WAY	10,469 / 0.24	3,600	58	398 GREEN RIVER WAY	10,469 / 0.24	3,600	185	1400 COPPER JOHN RD	2,613 / 0.06	2,613 / 0.06	1,500	1,500
9	406 GREEN RIVER WAY	10,787 / 0.25	3,600	59	301 GREEN RIVER WAY	11,709 / 0.27	3,600	186	1398 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
10	1561 COPPER JOHN RD	11,972 / 0.27	3,600	60	404 PACOLET DR	10,598 / 0.24	3,600	187	1396 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
11	1577 COPPER JOHN RD	10,152 / 0.23	3,600	61	349 PALE MORNING DR	10,236 / 0.23	3,600	188	1394 COPPER JOHN RD	2,613 / 0.06	2,613 / 0.06	1,500	1,500
12	1573 COPPER JOHN RD	10,000 / 0.23	3,600	62	344 PALE MORNING DR	10,202 / 0.23	3,600	189	1409 COPPER JOHN RD	2,185 / 0.05	2,185 / 0.05	1,500	1,500
13	1568 COPPER JOHN RD	10,070 / 0.23	3,600	63	1600 COPPER JOHN RD	10,000 / 0.23	3,600	190	1407 COPPER JOHN RD	2,134 / 0.05	2,134 / 0.05	1,500	1,500
14	1566 COPPER JOHN RD	10,070 / 0.23	3,600	64	504 PACOLET DR	10,048 / 0.23	3,600	191	1405 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
15	1561 COPPER JOHN RD	10,027 / 0.23	3,600	65	516 PACOLET DR	10,048 / 0.23	3,600	192	1403 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
16	1567 COPPER JOHN RD	12,489 / 0.29	3,600	66	520 PACOLET DR	10,213 / 0.23	3,600	193	1401 COPPER JOHN RD	2,613 / 0.06	2,613 / 0.06	1,500	1,500
17	1563 COPPER JOHN RD	14,892 / 0.34	3,600	67	412 GREEN RIVER WAY	13,148 / 0.30	3,600	194	1413 COPPER JOHN RD	2,688 / 0.06	2,688 / 0.06	1,500	1,500
18	1549 COPPER JOHN RD	16,231 / 0.37	3,600	68	424 GREEN RIVER WAY	10,000 / 0.23	3,600	195	1411 COPPER JOHN RD	2,206 / 0.05	2,206 / 0.05	1,500	1,500
19	1545 COPPER JOHN RD	13,293 / 0.31	3,600	69	426 GREEN RIVER WAY	10,000 / 0.23	3,600	196	1409 COPPER JOHN RD	2,185 / 0.05	2,185 / 0.05	1,500	1,500
20	1541 COPPER JOHN RD	13,247 / 0.30	3,600	70	428 GREEN RIVER WAY	10,000 / 0.23	3,600	197	1407 COPPER JOHN RD	2,134 / 0.05	2,134 / 0.05	1,500	1,500
21	1537 COPPER JOHN RD	11,726 / 0.27	3,600	71	430 GREEN RIVER WAY	10,000 / 0.23	3,600	198	1405 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
22	520 PACOLET DR	10,000 / 0.23	3,600	72	432 GREEN RIVER WAY	10,000 / 0.23	3,600	199	1403 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
23	521 PACOLET DR	10,314 / 0.24	3,600	73	434 GREEN RIVER WAY	10,000 / 0.23	3,600	200	1401 COPPER JOHN RD	2,613 / 0.06	2,613 / 0.06	1,500	1,500
24	517 PACOLET DR	10,288 / 0.24	3,600	74	436 GREEN RIVER WAY	10,000 / 0.23	3,600	201	1399 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
25	509 PACOLET DR	10,245 / 0.24	3,600	75	438 GREEN RIVER WAY	10,000 / 0.23	3,600	202	1397 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
26	505 PACOLET DR	10,064 / 0.23	3,600	76	440 GREEN RIVER WAY	10,000 / 0.23	3,600	203	1395 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
27	501 PACOLET DR	10,000 / 0.23	3,600	77	442 GREEN RIVER WAY	10,000 / 0.23	3,600	204	1393 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
28	497 PACOLET DR	10,000 / 0.23	3,600	78	444 GREEN RIVER WAY	10,000 / 0.23	3,600	205	1391 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
29	493 PACOLET DR	10,000 / 0.23	3,600	79	446 GREEN RIVER WAY	10,000 / 0.23	3,600	206	1389 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
30	489 PACOLET DR	10,000 / 0.23	3,600	80	448 GREEN RIVER WAY	10,000 / 0.23	3,600	207	1387 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
31	500 PACOLET DR	10,047 / 0.23	3,600	81	450 GREEN RIVER WAY	10,000 / 0.23	3,600	208	1385 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
32	504 PACOLET DR	10,048 / 0.23	3,600	82	452 GREEN RIVER WAY	10,000 / 0.23	3,600	209	1383 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
33	516 PACOLET DR	10,048 / 0.23	3,600	83	454 GREEN RIVER WAY	10,000 / 0.23	3,600	210	1381 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
34	520 PACOLET DR	10,213 / 0.23	3,600	84	456 GREEN RIVER WAY	10,000 / 0.23	3,600	211	1379 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
35	524 PACOLET DR	11,048 / 0.25	3,600	85	458 GREEN RIVER WAY	10,000 / 0.23	3,600	212	1377 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
36	528 PACOLET DR	11,048 / 0.25	3,600	86	460 GREEN RIVER WAY	10,000 / 0.23	3,600	213	1375 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
37	532 PACOLET DR	11,048 / 0.25	3,600	87	462 GREEN RIVER WAY	10,000 / 0.23	3,600	214	1373 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
38	536 PACOLET DR	11,048 / 0.25	3,600	88	464 GREEN RIVER WAY	10,000 / 0.23	3,600	215	1371 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
39	540 PACOLET DR	11,048 / 0.25	3,600	89	466 GREEN RIVER WAY	10,000 / 0.23	3,600	216	1369 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
40	544 PACOLET DR	11,048 / 0.25	3,600	90	468 GREEN RIVER WAY	10,000 / 0.23	3,600	217	1367 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
41	548 PACOLET DR	11,048 / 0.25	3,600	91	470 GREEN RIVER WAY	10,000 / 0.23	3,600	218	1365 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
42	552 PACOLET DR	11,048 / 0.25	3,600	92	472 GREEN RIVER WAY	10,000 / 0.23	3,600	219	1363 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
43	556 PACOLET DR	11,048 / 0.25	3,600	93	474 GREEN RIVER WAY	10,000 / 0.23	3,600	220	1361 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
44	560 PACOLET DR	11,048 / 0.25	3,600	94	476 GREEN RIVER WAY	10,000 / 0.23	3,600	221	1359 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
45	564 PACOLET DR	11,048 / 0.25	3,600	95	478 GREEN RIVER WAY	10,000 / 0.23	3,600	222	1357 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
46	568 PACOLET DR	11,048 / 0.25	3,600	96	480 GREEN RIVER WAY	10,000 / 0.23	3,600	223	1355 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
47	572 PACOLET DR	11,048 / 0.25	3,600	97	482 GREEN RIVER WAY	10,000 / 0.23	3,600	224	1353 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
48	576 PACOLET DR	11,048 / 0.25	3,600	98	484 GREEN RIVER WAY	10,000 / 0.23	3,600	225	1351 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
49	580 PACOLET DR	11,048 / 0.25	3,600	99	486 GREEN RIVER WAY	10,000 / 0.23	3,600	226	1349 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500
50	584 PACOLET DR	11,048 / 0.25	3,600	100	488 GREEN RIVER WAY	10,000 / 0.23	3,600	227	1347 COPPER JOHN RD	2,095 / 0.05	2,095 / 0.05	1,500	1,500

* CORRECTED SINGLE FAMILY LOTS ABOVE. DESCRIPTIONS ARE UNCHANGED FROM BM 2026 PG 191. THE ONLY REVISION TO THESE LOTS ARE THE MAXIMUM IMPERVIOUS ALLOWABLE AREAS AS SHOWN ABOVE. PLEASE REFERENCE RECORDED MAP FOR LEGAL DESCRIPTIONS.

SITE DATA TABLE

OWNERSHIP INFORMATION	AREA
1801 ROLESVILLE ROAD	
SBHS LOT OPTION POOL 02, L.P.	2,102,861 SQ FT
REID# 0023177	48.27 ACRES
DB 19676, PG 2496	
6301 MITCHELL MILL ROAD	
SBHS LOT OPTION POOL 02, L.P.	1,947,023 SQ FT
REID# 0044832	44.70 ACRES
BM 1998, PG 1776	
DB 19676, PG 2496	4,049,884 SQ FT
ZONING: RH-CZ	92.97 ACRES

SUBDIVISION SITE DATA

TOTAL SITE AREA (BEFORE DEDICATION):	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)
TOTAL SITE AREA (AFTER EXISTING ROAD DEDICATION):	91.03 ACRES (3,964,942 SQ FT)
INTERNAL ROAD DEDICATIONS:	7.39 ACRES (326,337 SQ FT)
ACTIVE OPEN SPACE DEDICATION:	2.68 ACRES (116,739 SQ FT)
CONS. OPEN SPACE DEDICATION:	1.14 ACRES (49,747 SQ FT)
TOTAL OPEN SPACE DEDICATION:	9.55 ACRES (415,847 SQ FT)
FUTURE DEVELOPMENT AREA:	53.61 ACRES (2,335,237 SQ FT)
NET SITE AREA:	20.78 ACRES (905,071 SQ FT)
TOTAL RESIDENTIAL LOTS:	121 LOTS
AVERAGE RESIDENTIAL LOT SIZE:	0.17 ACRES (7,479 SQ FT)

I, ERNEST JULIAN SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 1967, PG 2126, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.03
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	OCTOBER 19, 2023 - JUNE 4, 2025
DATUM/EPOCH:	NAD83/2011
PUBLISHED/FIXED-CONTROL USE:	RALEIGH DOT CORS/ARP
GEOD MODEL:	2018
COMBINED GRID FACTOR(S):	0.99991528
UNITS:	US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A TOWN OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE ___ DAY OF ___, 2026.

ERNEST JULIAN SMITH PLS L-5656

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.

OWNER _____ DATE _____

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.

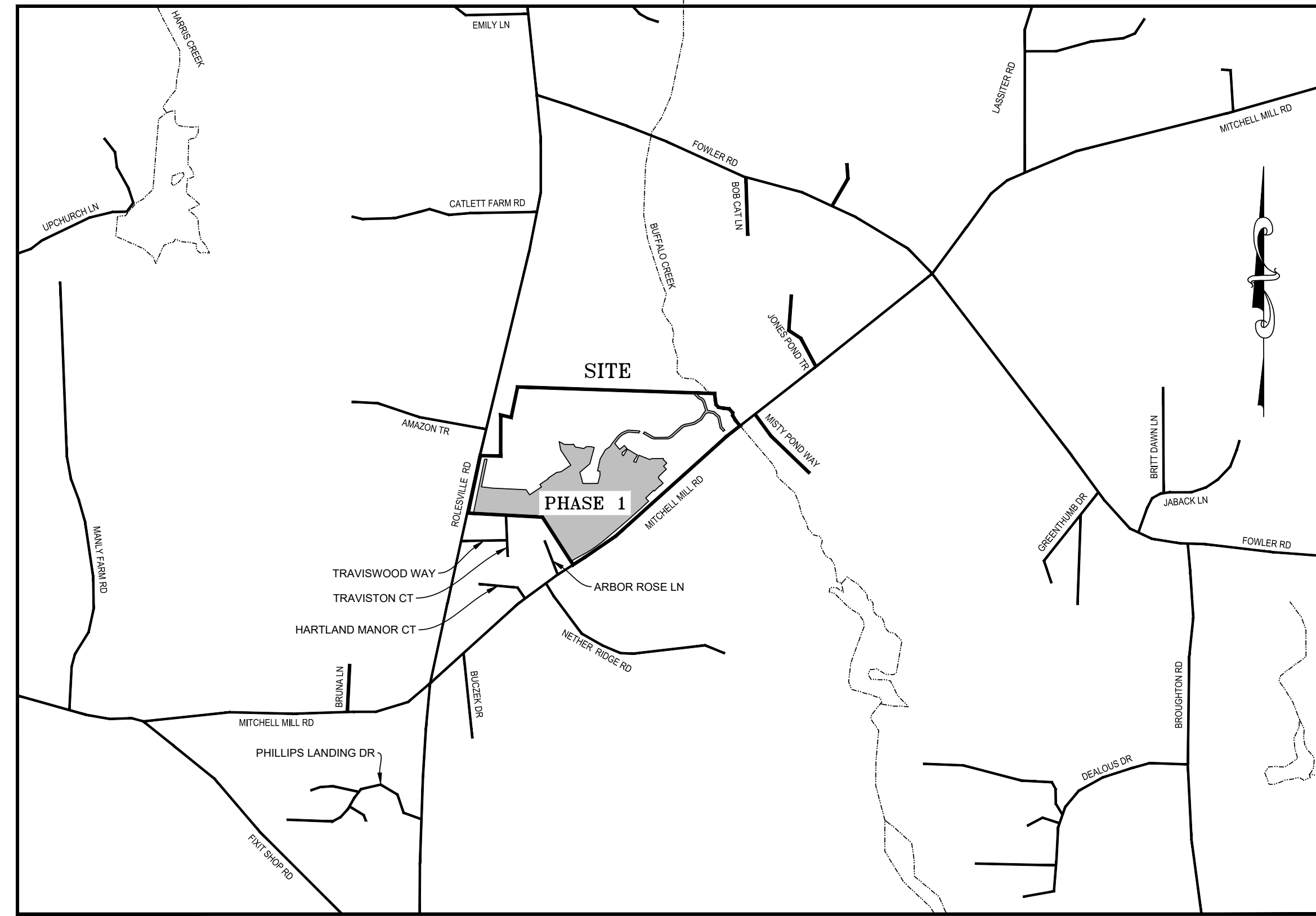
LDA, TOWN OF ROLESVILLE _____ DATE _____
ROLESVILLE, NORTH CAROLINA

REVIEW OFFICER CERTIFICATE

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.

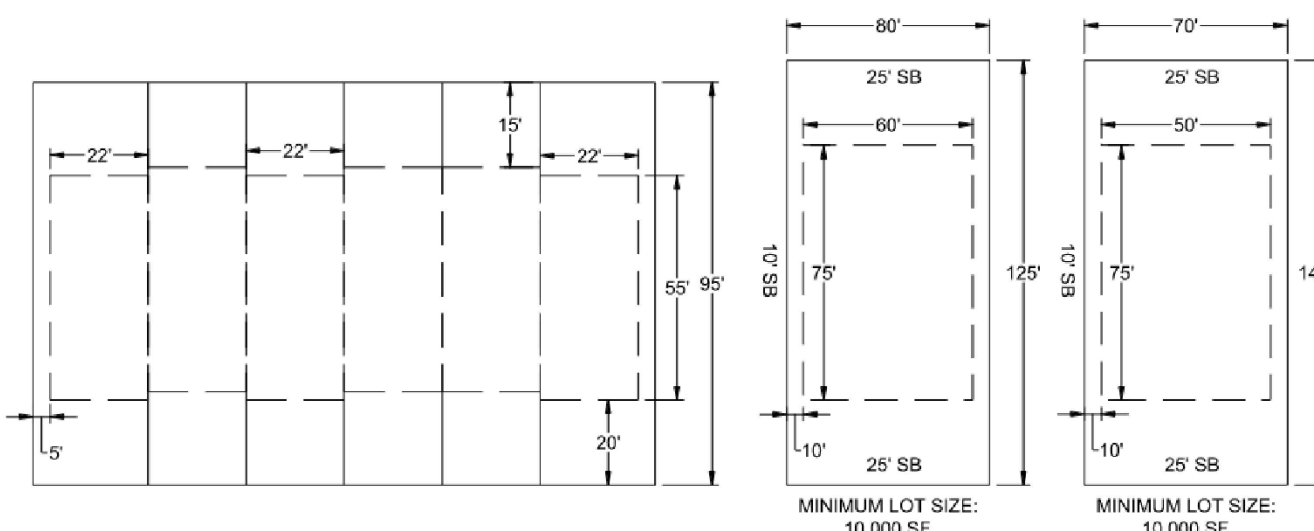
REVIEW OFFICER _____ DATE _____

ROLESVILLE CROSSING - PHASE 1
FSP-25-05
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD



VICINITY MAP
NOT TO SCALE

TYPICAL LOT DIMENSIONS
N.T.S.



TYPICAL LOT DIMENSIONS
"TOWNHOMES"

TYPICAL SHALLOW LOT DIMENSIONS
"SINGLE FAMILY"

TYPICAL DEEP LOT DIMENSIONS
"SINGLE FAMILY"

*TYPICAL LOT DIMENSIONS EXHIBIT TAKEN FROM DRAWING BY THMSONS GROUP ENTITLED "ROLESVILLE CROSSING, CONSTRUCTION DOCUMENTS - PHASE 1 & 2, ROLESVILLE PROJECT # CD 21-08, 1801 ROLESVILLE RD, ROLESVILLE, NORTH CAROLINA 27877, WAKE COUNTY" DATED SEPTEMBER 17, 2021, AND LAST REVISED SEPTEMBER 6, 2023.
*TOWNHOME BUILDINGS REQUIRE THIRTY FOOT (30') SEPARATION.

OPEN SPACE SITE DATA TABLE

