

Comments on #FSP-26-0011 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-26-0011
Application Type: Final Subdivision Plat
Date: August 28, 2026
Address: 2028 Wait Avenue



THIS DOCUMENT IS NOT AN APPROVAL.

The Town of Rolesville Technical Review Committee has reviewed your Final Subdivision Plat Application and provided a set of comments requiring your attention. These comments must be addressed in full before approval is issued.

Reviewing this document on the 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 addressed before approval is granted.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/3fdad92f-f5fa-4084-a58f-0b973a60df8a>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Updates Requested

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Updates Requested

Michael Elabarger
Assistant Planning Director

melabarger@rolesvillenc.gov

Updates Requested

Michele Raby
Planner II

mraby@rolesvillenc.gov

No Comment

Scott Miles
Town Engineer PE

smiles@rolesvillenc.gov

Approved

Stephen Wensman
Planning Director

swensman@rolesvillenc.gov

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.

1



Austin Bain
City of Raleigh Engineer

Submit to Energov for COR review.

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 • August 27, 2026, 3:10pm

2



Michael Elabarger
Assistant Planning Director

Visit LDO Appendix A/parts 4.3 or 4.4 for the language for these Owner certs. The scope of those is for a true subdivision of land, whereas the scope here is just a SS easement - adjust wording accordingly. Be sure to add "City of Raleigh" as the dedicate to entity.

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 • August 11, 2026, 2:14pm

3



Michael Elabarger
Assistant Planning Director

Add "FSP-26-0011" somewhere prominent but out of yourway - please use a slightly larger font than all other text so it stands out by size. Thank you.

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 • August 11, 2026, 2:29pm

4



Michael Elabarger
Assistant Planning Director

see LDO Appendix A parts 4.3 or 4.4 for language - this says "Wake County" obviously wrong.

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 • August 11, 2026, 2:16pm

5



Jacqueline Thompson
On-Call Civil Engineer

This length is not to scale - please add "NTS" note

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 • August 20, 2026, 9:34am

6



Michael Elabarger
Assistant Planning Director

please detached the "SSE area" calc from the rest of this as this info is the basic Lot information. putting the SSE area within the shaded area affecting PIN x6710 makes more sense, and that value does not get "lost" with the 7 lines of information that describes PIN x6710. If agree, do same for PIN x3308 and x0449.

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 • August 11, 2026, 2:23pm

7



Michael Elabarger
Assistant Planning Director

I dont think the words "dedicated to" are necessary when you cite the BM/PG which naturally means it is Recorded and was in teh past "dedicated to" from one entity to another. If agree, remove, and do same for the 50' esmt next to this one.

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 • August 11, 2026, 2:21pm

8



Jacqueline Thompson
On-Call Civil Engineer

This length is not to scale - please add "NTS" note

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 · August 20, 2026, 9:34am

9



Michael Elabarger
Assistant Planning Director

Add property address to PIN x7012

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 · August 11, 2026, 2:24pm

10



Jacqueline Thompson
On-Call Civil Engineer

Missing word - "Certify"

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 · August 20, 2026, 9:33am

11



Michael Elabarger
Assistant Planning Director

There is a house on Lot 114 right in the middle of this powerline easement - are you sure that easement is still in place? It dates to 2004. The lot was Recorded BM2007/1280, but house was not built until 2014 - could it have been deleted between 2007 and 2014? IF that easement no longer exists, it helps the future self-storage property greatly by removing a 50' obstacle to development.

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 · August 11, 2026, 2:28pm

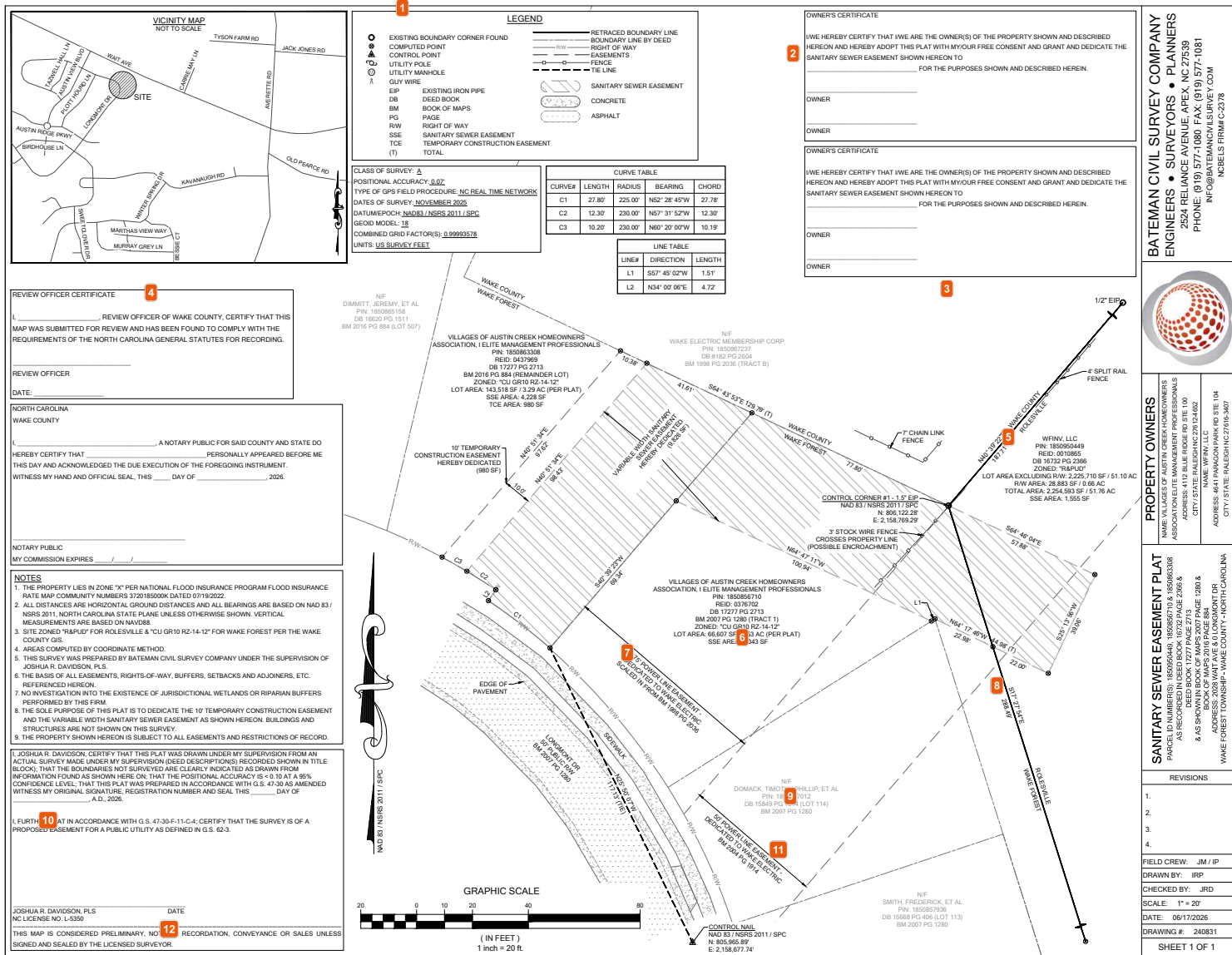
12



Michael Elabarger
Assistant Planning Director

"not for recordation" - this will be Recorded - will you be striking that come Mylar/digital signature?

V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1 · August 11, 2026, 2:15pm



V1_FSP_Atticus Woods - Sewer Easement Plat.pdf · Page 1

1 Austin Bain

Submit to Energov for COR review.

2 Michael Elabarger

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see LDO Appendix A parts 4.3 or 4.4 for language - this says "Wake County" obviously wrong.

5 Jacqueline Thompson

This length is not to scale - please add "NTS" note

6 Michael Elabarger

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Add property address to PIN x7012

10 Jacqueline Thompson

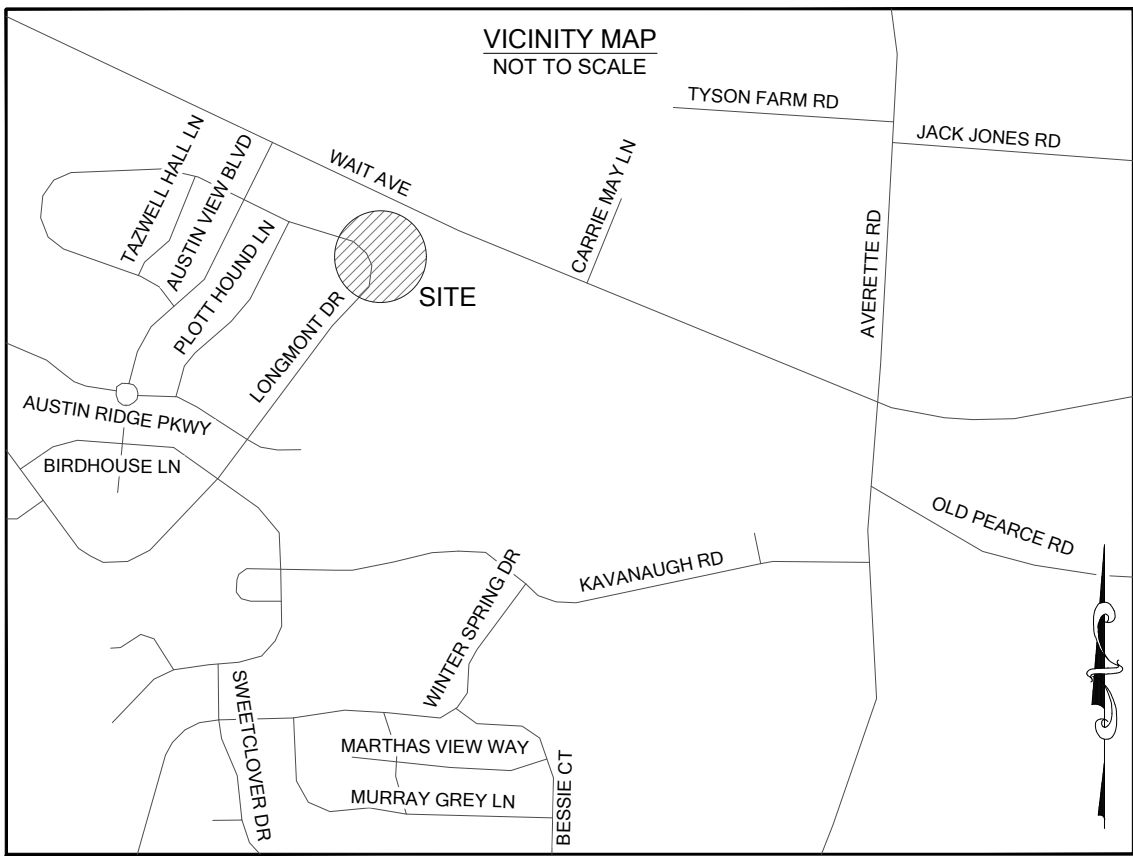
Missing word - "Certify"

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12 Michael Elabarger

"not for recordation" - this will be Recorded - will you be striking that come Mylar/digital signature?



OWNER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPT THIS PLAT WITH MY/OUR FREE CONSENT AND GRANT AND DEDICATE THE SANITARY SEWER EASEMENT SHOWN HEREON TO _____ FOR THE PURPOSES SHOWN AND DESCRIBED HEREIN.

OWNER _____

OWNER _____

NORTH CAROLINA
WAKE COUNTY

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES ____ / ____ / ____

- NOTES
1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBERS 3720185000K DATED 07/19/2022.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON NAD 83 / NSRS 2011, NORTH CAROLINA STATE PLANE UNLESS OTHERWISE SHOWN. VERTICAL MEASUREMENTS ARE BASED ON NAVD88.
 3. SITE ZONED "R&PUD" FOR ROLESVILLE & "CU GR10 RZ-14-12" FOR WAKE FOREST PER THE WAKE COUNTY GIS.
 4. AREAS COMPUTED BY COORDINATE METHOD.
 5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF JOSHUA R. DAVIDSON, PLS.
 6. THE BASIS OF ALL EASEMENTS, RIGHTS-OF-WAY, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED HEREON.
 7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
 8. THE SOLE PURPOSE OF THIS PLAT IS TO DEDICATE THE 10' TEMPORARY CONSTRUCTION EASEMENT AND THE VARIABLE WIDTH SANITARY SEWER EASEMENT AS SHOWN HEREON. BUILDINGS AND STRUCTURES ARE NOT SHOWN ON THIS SURVEY.
 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I, JOSHUA R. DAVIDSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION(S) RECORDED SHOWN IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE POSITIONAL ACCURACY IS < 0.10 AT A 95% CONFIDENCE LEVEL; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ____ DAY OF _____, A.D., 2026.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-4; CERTIFY THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

JOSHUA R. DAVIDSON, PLS. _____ DATE _____
NC LICENSE NO. L-5350

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

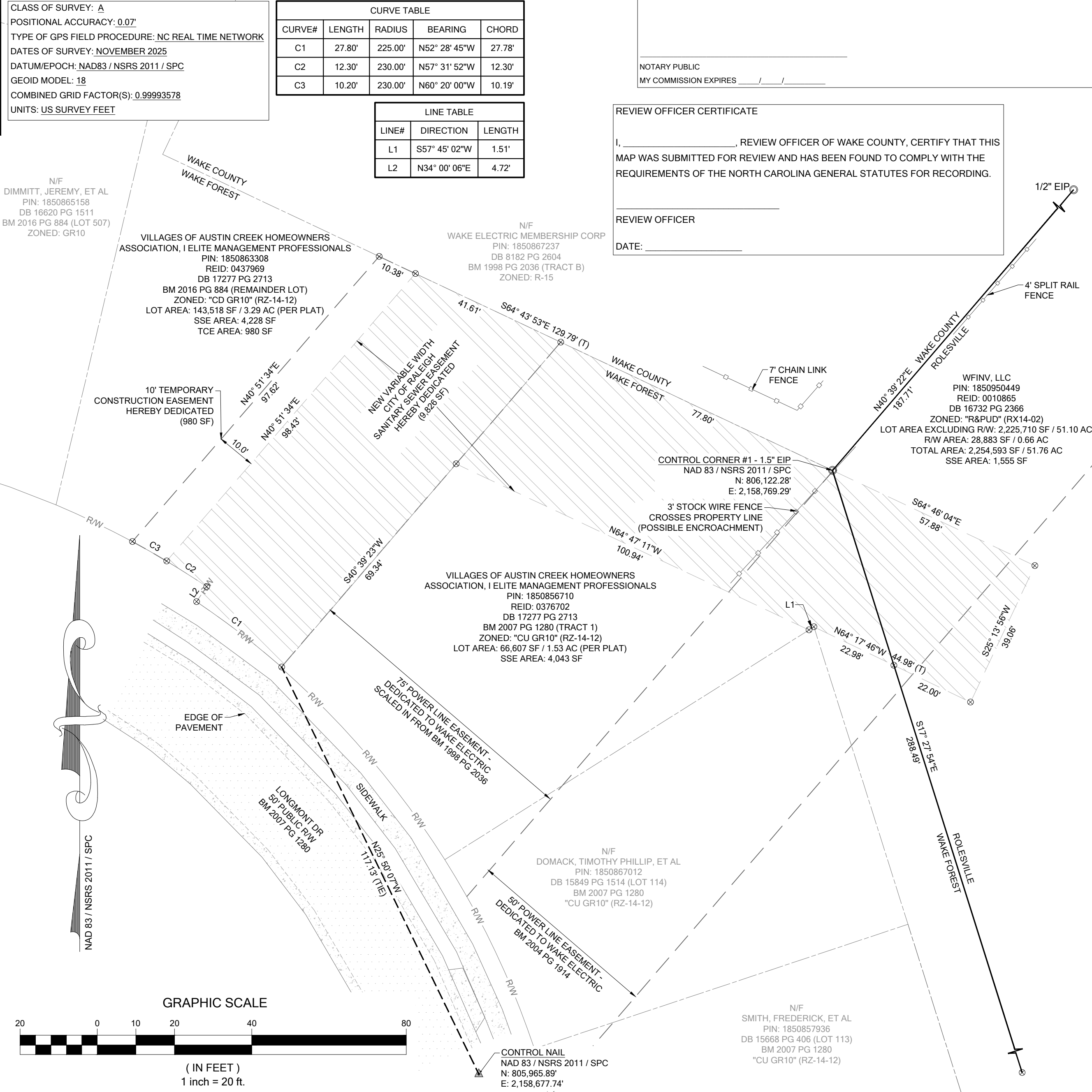
LEGEND

○	EXISTING BOUNDARY CORNER FOUND	—	RETRACED BOUNDARY LINE
⊗	COMPUTED POINT	---	BOUNDARY LINE BY DEED
▲	CONTROL POINT	---	RIGHT OF WAY
⊕	UTILITY POLE	---	EASEMENTS
⊙	UTILITY MANHOLE	---	FENCE
⋈	GUY WIRE	---	TIE LINE
EIP	EXISTING IRON PIPE		
DB	DEED BOOK		
BM	BOOK OF MAPS		
PG	PAGE		
R/W	RIGHT OF WAY		
SSE	SANITARY SEWER EASEMENT		
TCE	TEMPORARY CONSTRUCTION EASEMENT		
(T)	TOTAL		

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: NOVEMBER 2025
DATUM/EPOCH: NAD83 / NSRS 2011 / SPC
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99993578
UNITS: US SURVEY FEET

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	27.80'	225.00'	N52° 28' 45"W	27.78'
C2	12.30'	230.00'	N57° 31' 52"W	12.30'
C3	10.20'	230.00'	N60° 20' 00"W	10.19'

LINE#	DIRECTION	LENGTH
L1	S57° 45' 02"W	1.51'
L2	N34° 00' 06"E	4.72'



OWNER'S CERTIFICATE

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OWNER _____

OWNER _____

NORTH CAROLINA
WAKE COUNTY

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NOTARY PUBLIC
MY COMMISSION EXPIRES ____ / ____ / ____

REVIEW OFFICER CERTIFICATE

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS MAP WAS SUBMITTED FOR REVIEW AND HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

REVIEW OFFICER _____

DATE: _____

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



PROPERTY OWNERS

NAME: VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION ELITE MANAGEMENT PROFESSIONALS ADDRESS: 4112 BLUE RIDGE RD STE 100 CITY / STATE: RALEIGH NC 27612-4652	NAME: WFINV, LLC ADDRESS: 4641 PARAGON PARK RD STE 104 CITY / STATE: RALEIGH NC 27616-3407
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SANITARY SEWER EASEMENT PLAT
PARCEL ID NUMBER(S): 1850950449, 1850856710 & 1850863308
AS RECORDED IN DEED BOOK 16732 PAGE 2366 & DEED BOOK 17277 PAGE 2713
& AS SHOWN IN BOOK OF MAPS 2007 PAGE 1280 & BOOK OF MAPS 2016 PAGE 884
ADDRESS: 2028 WAIT AVE & 0 LONGMONT DR
WAKE FOREST TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS	
1.	
2.	
3.	
4.	
FIELD CREW:	JM / IP
DRAWN BY:	IRP
CHECKED BY:	JRD
SCALE:	1" = 20'
DATE:	06/17/2026
DRAWING #:	240831
SHEET 1 OF 1	