

Comments on #FSP-26-0013 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-26-0013
Application Type: Final Subdivision Plat
Date: September 3, 2026
Address: 0 AMAZON TRL



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/cb24ce68-f93a-41e4-815a-e8208677310b>.

Contacts

Austin Bain
City of Raleigh Engineer

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

Updates Requested

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

Repeat Comment(s)

Elizabeth Powell
Wake County Watershed Mgmt

elizabeth.powell@wake.gov

No Comment

Jacob Butler
Division Chief (Fire)

jbutler@rolesvillenc.gov

No Comment

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Updates Requested

Michael Elabarger
Assistant Planning Director

melabarger@rolesvillenc.gov

Repeat Comment(s)

Michele Raby
Planner II

mraby@rolesvillenc.gov

Updates Requested

Scott Miles
Town Engineer PE

smiles@rolesvillenc.gov

No Comment

Stephen Wensman
Planning Director

swensman@rolesvillenc.gov

No Comment

Stephen Wolf
Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Updates Requested

Tanner Hayslette
Planner I

thayslette@rolesvillenc.gov

Repeat Comment(s)

Tim Beasley
City of Raleigh - Public Utilities

timothy.beasley@raleighnc.gov

Updates Requested

Wyat Hamilton
NCDOT

wrhamilton@ncdot.gov

Review complete *See comments

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



Michele Raby
Planner II

Please add the adjoining property owners list; see the FSP example sheet for reference:
<https://www.rolesvillenc.gov/sites/default/files/uploads/fsp-coversheet-example-2026.06.16.pdf>

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 21, 2026, 7:40am

2



Michael Elabarger
Assistant Planning Director

please re-order/re-stack - Lot width, lot size, then the building setbacks.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:39pm

3



Michael Elabarger
Assistant Planning Director

The file uploaded for the Approved (Signed) Zoning Conditions appears to be a duplicate of the Final Subdivision Plat Checklist. Please upload the correct signed zoning conditions document.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:33pm

4



Tim Beasley
City of Raleigh - Public Utilities

See Austin's comment. Please submit through Raleigh's Permit and Development Portal. Please email us if you have any questions. Thanks.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · September 3, 2026, 10:21am

5



Michele Raby
Planner II

Please add a phasing table.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 20, 2026, 4:33pm

6



Austin Bain
City of Raleigh Engineer

Submit to Energov for COR review.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 27, 2026, 3:11pm

7



Michele Raby
Planner II

Please add UDO to Note 8.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 20, 2026, 3:54pm

8



Michael Elabarger
Assistant Planning Director

Note 8 - please add also (LDO = RH-CZ) because the zoning map now and forever will call this property RH-CZ not R3 though that is what it was zoned to under the UDO.

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9



Michael Elabarger
Assistant Planning Director

Note 9 - why at this point in time, this is in question ("may") - why is this not known now -this is the final document to be recorded forever...can this be clarified Is/Is not ?

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10



Michael Elabarger
Assistant Planning Director

Note 10 - what 'final approval' is this? Confirm that decision point has not yet occurred.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:37pm

11



Michael Elabarger
Assistant Planning Director

see other comment about Zoning - be consistent.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:40pm

12



Michael Elabarger
Assistant Planning Director

Clearly add the Acreage of just this phase - it would actually be great if you could just break down the 49.x acres by each of the phases - maybe BOLD the current phase being platted, but we could see the big picture - the phased pieces should equal the sum (49.x acres). thanks.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:42pm

13



Michele Raby
Planner II

16. Please add covenants DB & PG when recorded. before final signatures are obtained.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 20, 2026, 3:55pm

14



Michael Elabarger
Assistant Planning Director

As noted in emails - all of this data is for the entire subdivision and not just this 1st phase.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:43pm

15



Michael Elabarger
Assistant Planning Director

PR 22-01 (preliminary plat) had some great cover sheet notes - why are they not carried forth on this final plat? Please look at them and add what is worth saying - reminder that this FSP is what will be looked at by many viewers, "forever" - almost no one will ever view the Prelim Plat (slightly more may look at the CD's). thank you.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:45pm

16



Michael Elabarger
Assistant Planning Director

Revise/Complete - FSP-26-0013

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 30, 2026, 9:33pm

17



Michele Raby
Planner II

Pls add address.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1 · August 20, 2026, 3:57pm

18



Michele Raby
Planner II

Please provide a landscape sheet and show how UDO Section 6.5b. is being met: (b)
Planting strips: Planting strips between six to seven feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four feet as allowed by the available right-of-way.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 1 · August 21, 2026, 7:28am

19



Michele Raby
Planner II

Please provide a sheet index describing each individual sheet.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 1 · August 21, 2026, 7:27am

20



Michael Elabarger
Assistant Planning Director

is this sheet necessary? it's the whole subdivision - it's a sheet like this that somewhat makes this plat confusing as to the scope of what it is (Phase 1, just 17 lots) and what it is not.

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21



Michael Elabarger
Assistant Planning Director

revise/complete - FSP-26-0013 on all sheets

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22



Michael Elabarger
Assistant Planning Director

is anything on this sheet being Recorded meaning is it in Phase 1 ?

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 3 • August 30, 2026, 9:47pm

23



Michael Elabarger
Assistant Planning Director

revise this like was asked on teh Cover sheet, for consistency.

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24



Michael Elabarger
Assistant Planning Director

what is being recorded on this page? Is it Mulberry Tree Drive? The line work is not very clear as to what is IN this plat meaning being recorded, and what is not.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 4 • August 30, 2026, 9:48pm

25



Michele Raby
Planner II

Is this drainage easement new or existing?

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 4 • August 21, 2026, 7:42am

26



Michele Raby
Planner II

Is this construction easement new or existing?

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 4 • August 21, 2026, 7:42am

27



Michele Raby
Planner II

Is this R/W hereby dedicated or existing?

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 4 • August 21, 2026, 7:42am

28



Michele Raby
Planner II

Please label all easements as hereby dedicated or existing and include BM & Pg #.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 4 • August 21, 2026, 7:44am

29



Michael Elabarger
Assistant Planning Director

what on this sheet is being recorded?

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 5 · August 30, 2026, 9:58pm

30



Michael Elabarger
Assistant Planning Director

this solid Black line - is this the exterior of this plat? Are teh Moody, horton, and Moody properties being recorded?

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 30, 2026, 10:00pm

31



Michele Raby
Planner II

Pls mark if this drainage easement is new or existing.

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32



Jacqueline Thompson
On-Call Civil Engineer

There appears to be a text conflict here for a label - please adjust for legibility.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 27, 2026, 4:27pm

33



Tanner Hayslette
Planner I

Please show and label greenway easement.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 14, 2026, 10:33am

34



Jacqueline Thompson
On-Call Civil Engineer

The grey might be hard to read once recorded. Consider changing the labels and linework to black to ensure they translate forward.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 27, 2026, 4:29pm

35



Michele Raby
Planner II

Pls add new to all easements.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 20, 2026, 4:13pm

36



Michele Raby
Planner II

Please show the required sidewalks on both sides of the street if the cul-de-sac is greater than 250'.

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37



Michele Raby
Planner II

Please confirm each cul-de-sac does not exceed 250' in length.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 21, 2026, 7:30am

38



Wyat Hamilton
NCDOT

Prior to any improvements on Rolesville Rd or frontage in NCDOT r/w, obtain encroachment permits from Division 5, District 1 office.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 20, 2026, 10:09am

39



Michele Raby
Planner II

Pls note SCM to be maintained by HOA or POA.

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40



Michele Raby
Planner II

Pls add what number this O/S lot is and what the address is.

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41



Michele Raby
Planner II

Pls note new drainage easement

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 6 · August 20, 2026, 4:12pm

42



Michael Elabarger
Assistant Planning Director

What is the lot number/reference of this Existing cemetery lot? I see an Open Space 2 and an Open Space 1 named lot...is this lot named "Existing Cemetery" ?

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43



Michele Raby
Planner II

SFD or SFA?

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44



Michael Elabarger
Assistant Planning Director

Would really prefer this be on SHeet 1 or at least 2 - this is vital, "the reason I came to look at the plat" type of info. Line and curve tables are great as the last sheet(s), not this info.

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45



Michele Raby
Planner II

Pls provide a lighting plan sheet.

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46



Michael Elabarger
Assistant Planning Director

As a Seperate doc - provide a Street Lighting pole exhibit and tell staff how many street light poles are in ROW's in this phase/FSP - Staff will invoice the one-time \$650 per pole fee upon knowing and confirming this number.

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 7 · August 30, 2026, 10:04pm

47



Jacqueline Thompson
On-Call Civil Engineer

Spelling error - Cemetery

2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 7 · August 27, 2026, 4:29pm

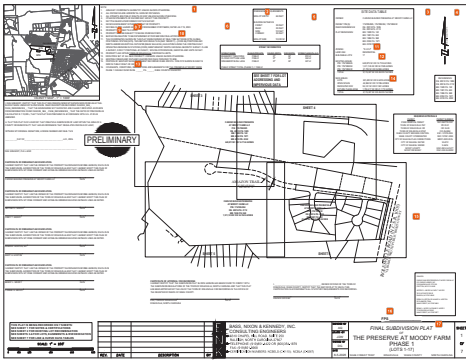
48



Michele Raby
Planner II

Pls correct Rolesville spelling on lot address table

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2026-08-05 25154 MOODY FARM SUBDIVISION PH1 - COVER SHEET.pdf · Page 1

- 1

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Michael Elabarger
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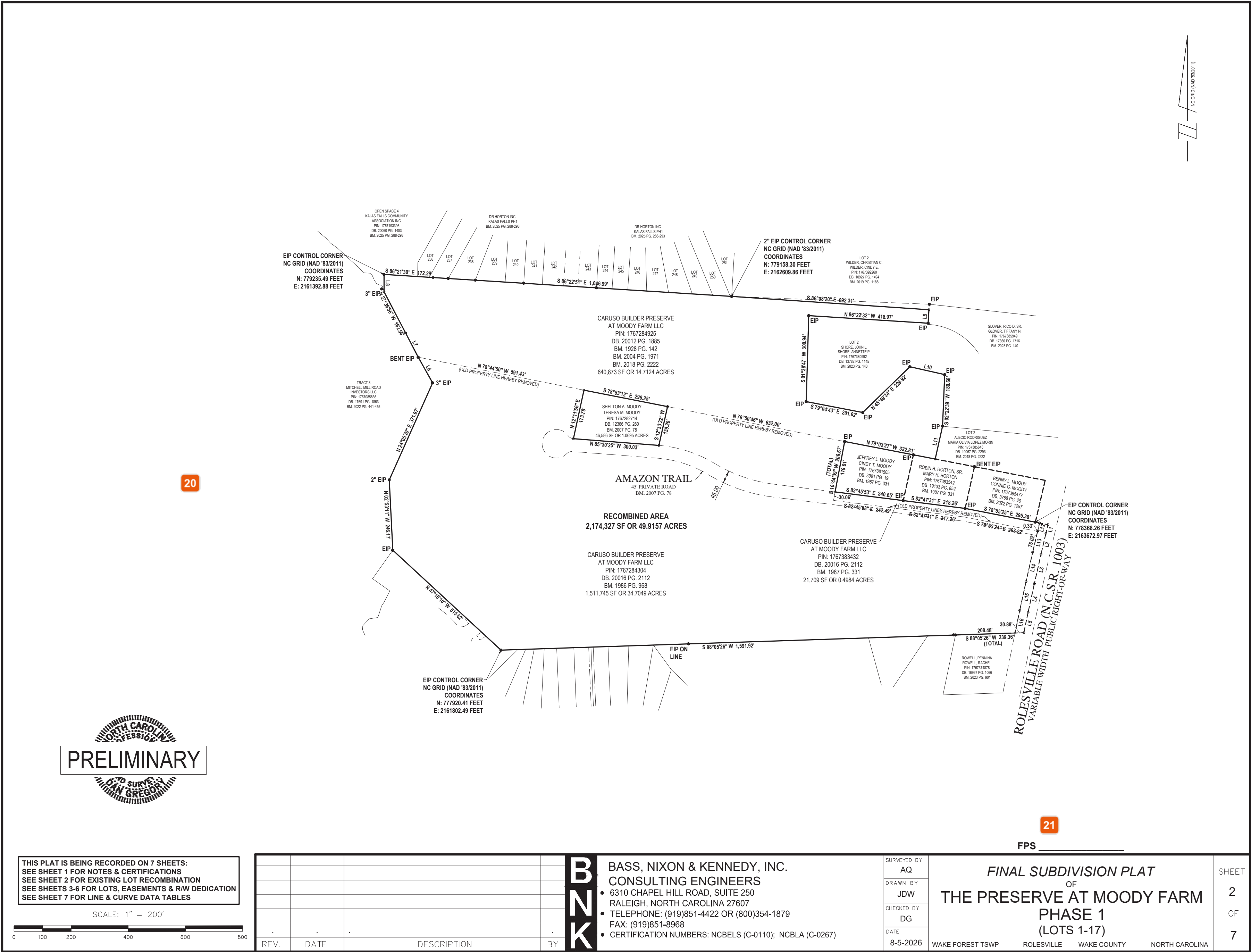
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Revise/Complete - FSP-26-0013
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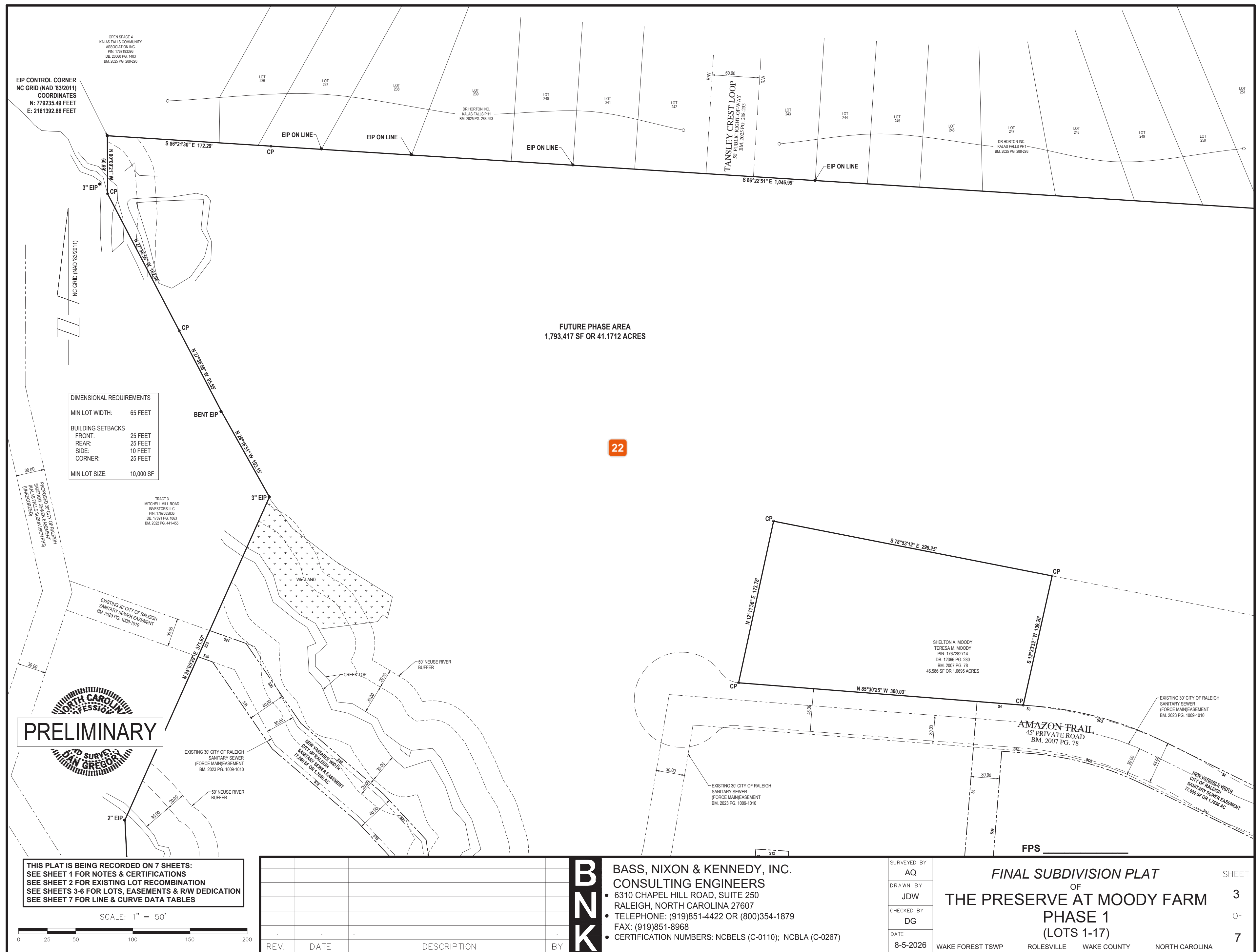
R:\2025\25154 - Preserve at Moody Farm (Rolesville)\SURVEY\25154\CARLSON\dwg\25154 MOODY FARM SUBDIVISION PH1.dwg, SHEET 2, 8/5/2026 2:02:16 PM, jonathan.weaver

20 Michael Elabarger

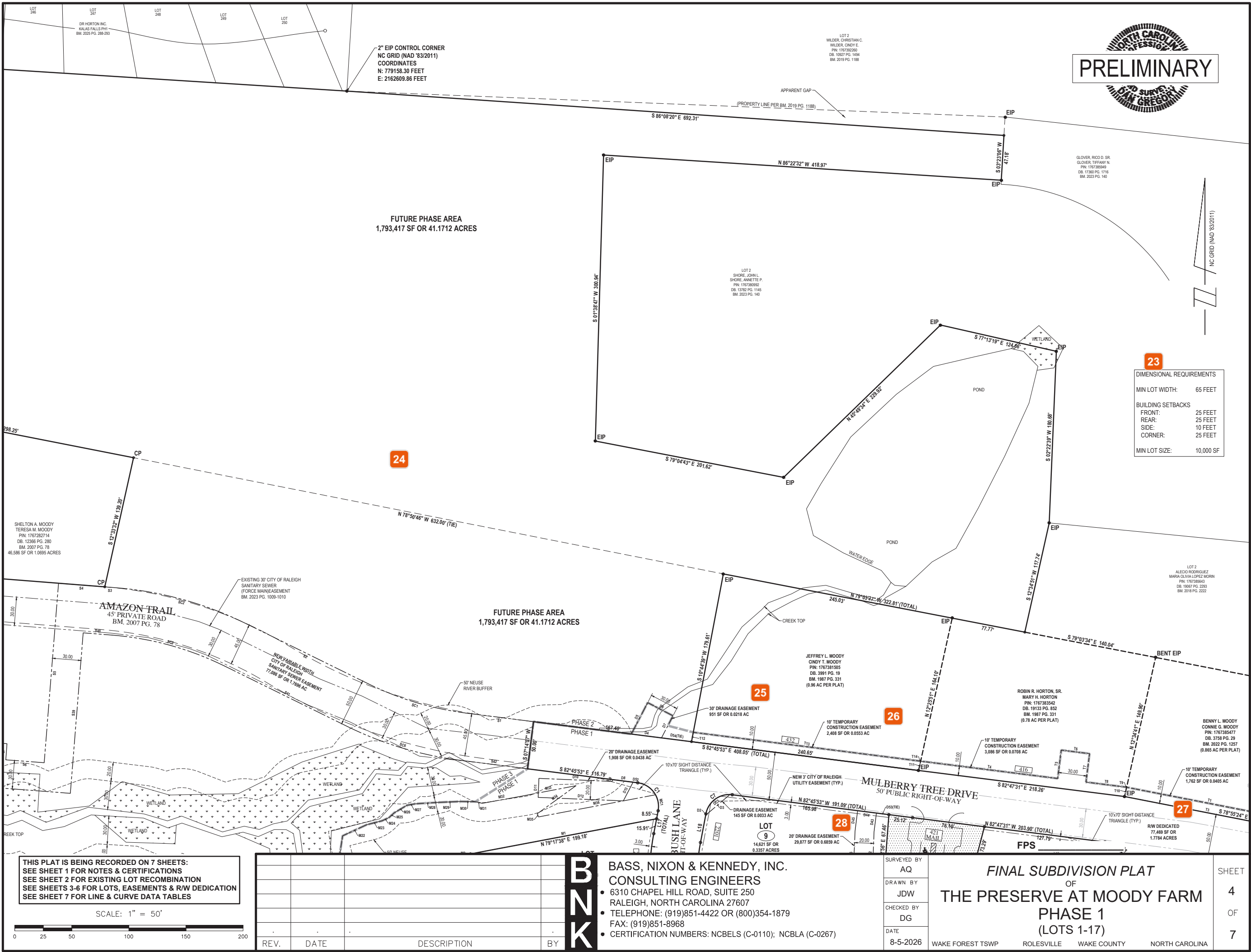
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R:\2025\25154 - Preserve at Moody Farm (Rolesville)\SURVEY\25154CARLSON\dwg\25154 MOODY FARM SUBDIVISION PH1.dwg, SHEET 3, 8/5/2026 2:02:17 PM, jonathan.weaver



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2026-08-05 25154 MOODY FARM SUBDIVISION PH1.pdf · Page 4

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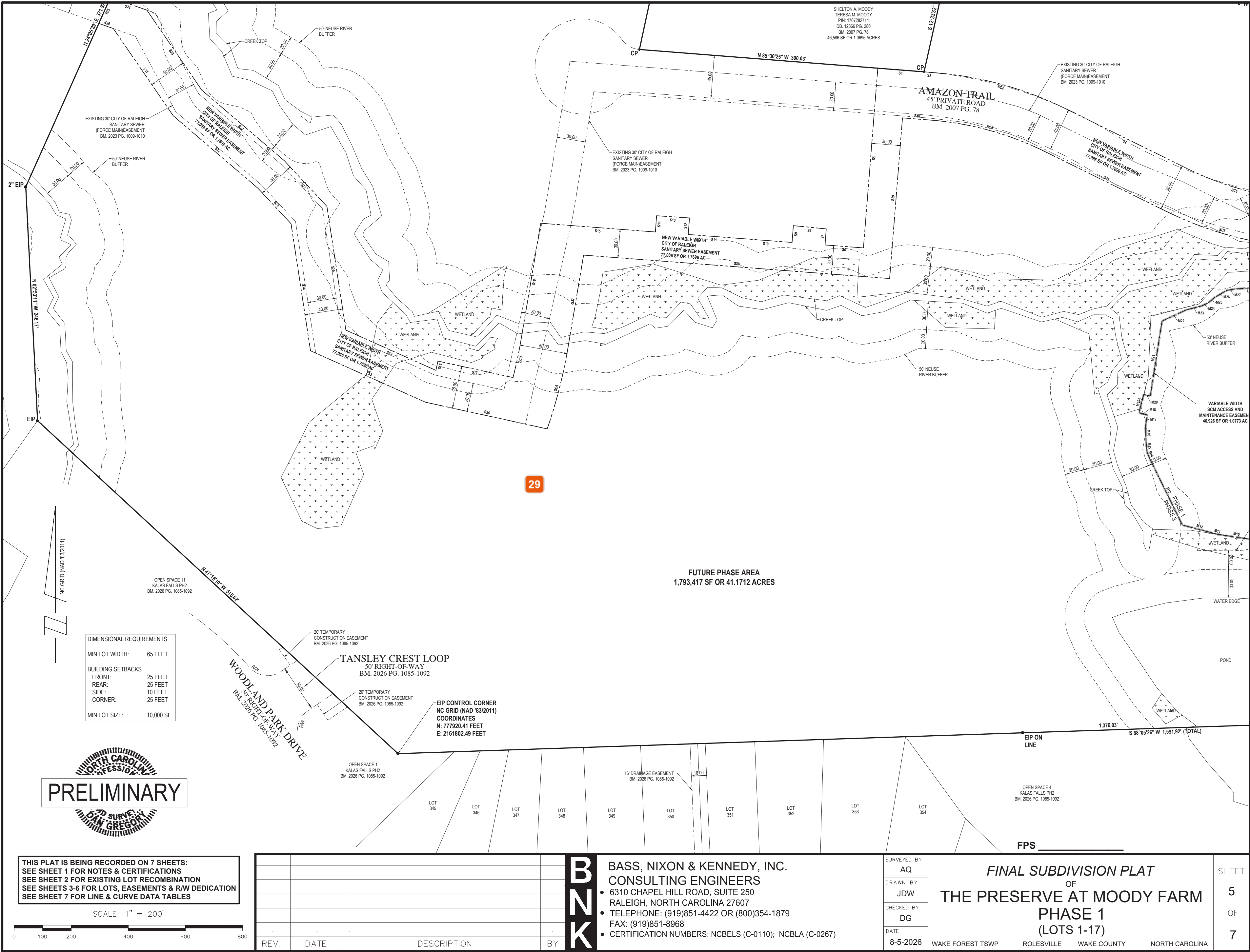
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Is this drainage easement new or existing?

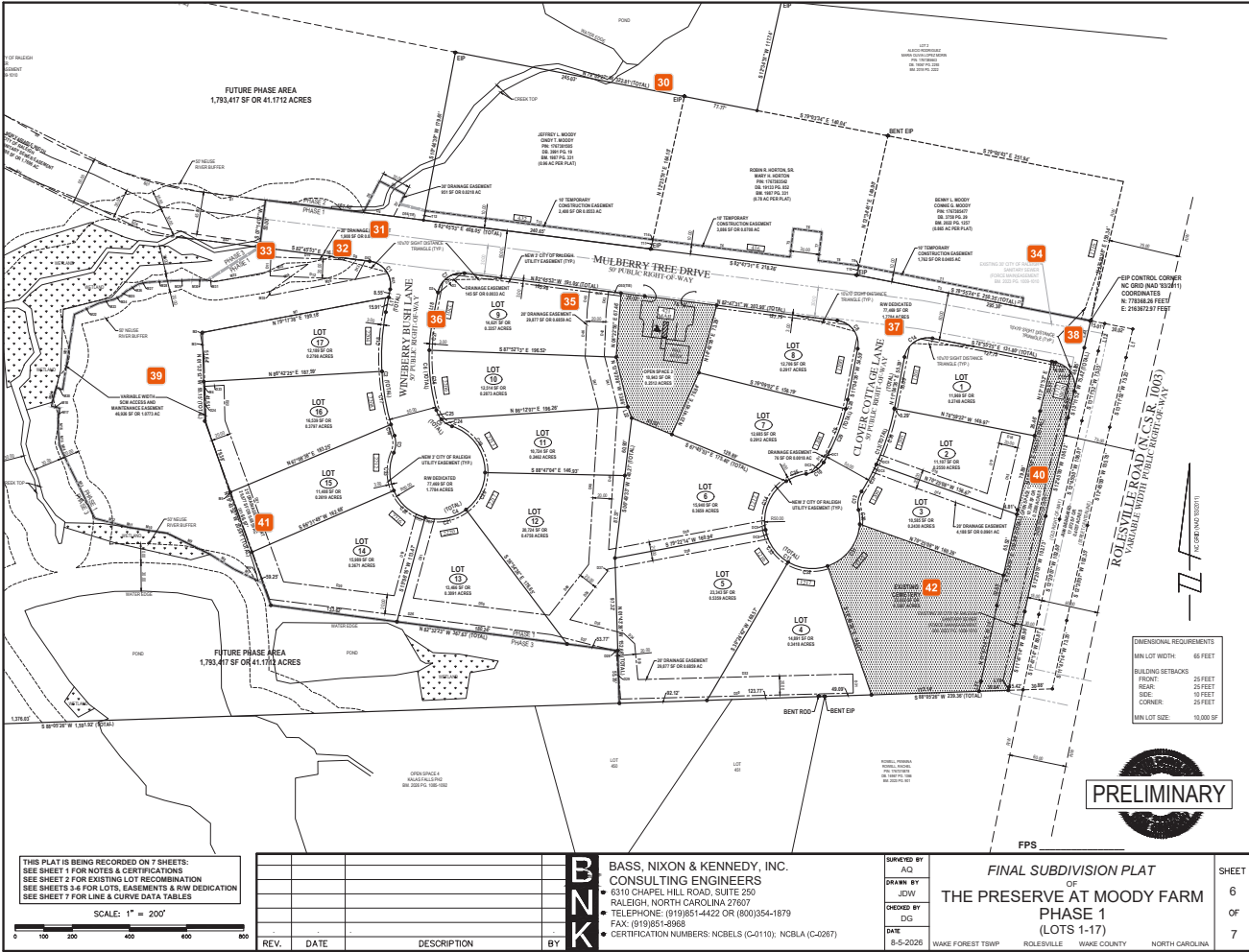
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R:\2025\25154 - Preserve at Moody Farm (Rolesville)\SURVEY\25154\CARLSON\dwg\25154 MOODY FARM SUBDIVISION PH1.dwg, SHEET 5, 8/5/2026 2:02:19 PM, jonathan.weaver



R:\2026\08-05 - Preserve at Moody Farm (Phase 1)\SURVEY\2026\08-05\2026 MOODY FARM SUBDIVISION PH1.dwg, 10/01/2026 10:22:19 PM, jason@bassnixon.com

30 Michael Elabarger
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LINE	SOURCE	RA (H M S)	DEC (D M S)	FLUX DENSITY (Jy)
101	3 57 57.125 W	17.956	10.78	1.00
102	3 57 56.22 W	17.952	10.79	0.92
103	3 57 56.22 W	17.952	10.79	0.92
104	3 57 54.275 W	17.945	10.78	0.87
105	3 57 54.275 W	17.945	10.78	0.87
106	3 57 52.22 W	17.938	10.78	0.81
107	3 57 52.22 W	17.938	10.78	0.81
108	3 57 50.275 W	17.931	10.78	0.76
109	3 57 48.275 W	17.924	10.78	0.71
110	3 57 46.275 W	17.917	10.78	0.66
111	3 57 44.275 W	17.910	10.78	0.61
112	3 57 42.275 W	17.903	10.78	0.56
113	3 57 40.275 W	17.896	10.78	0.51
114	3 57 38.275 W	17.889	10.78	0.46
115	3 57 36.275 W	17.882	10.78	0.41
116	3 57 34.275 W	17.875	10.78	0.36
117	3 57 32.275 W	17.868	10.78	0.31
118	3 57 30.275 W	17.861	10.78	0.26
119	3 57 28.275 W	17.854	10.78	0.21
120	3 57 26.275 W	17.847	10.78	0.16
121	3 57 24.275 W	17.840	10.78	0.11
122	3 57 22.275 W	17.833	10.78	0.06
123	3 57 20.275 W	17.826	10.78	0.01
124	3 57 18.275 W	17.819	10.78	0.00
125	3 57 16.275 W	17.812	10.78	0.00
126	3 57 14.275 W	17.805	10.78	0.00
127	3 57 12.275 W	17.798	10.78	0.00
128	3 57 10.275 W	17.791	10.78	0.00
129	3 57 08.275 W	17.784	10.78	0.00
130	3 57 06.275 W	17.777	10.78	0.00
131	3 57 04.275 W	17.770	10.78	0.00
132	3 57 02.275 W	17.763	10.78	0.00
133	3 57 00.275 W	17.756	10.78	0.00
134	3 56 58.275 W	17.749	10.78	0.00
135	3 56 56.275 W	17.742	10.78	0.00
136	3 56 54.275 W	17.735	10.78	0.00

LINE	BEARING	DISTANCE
T1	S 78° 35' 24" E	176.09
T2	S 11° 04' 04" W	10.60
T3	N 78° 55' 24" W	176.38
T4	S 82° 47' 31" E	145.21
T5	N 01° 19' 18" E	30.11
T6	S 82° 47' 31" E	30.00
T7	S 01° 12' 29" W	30.11
T8	S 82° 47' 31" E	42.47
T9	S 78° 55' 24" E	0.60
Y58	N 12° 34' 41" E	10.60
Y11	N 12° 25' 51" E	10.04
T12	N 01° 44' 36" E	10.62
T13	S 82° 45' 53" E	240.04
T14	S 82° 47' 31" E	0.91

LOT	ADDRESS
1	1203 CLOVER COTTAGE
2	1209 CLOVER COTTAGE
3	1209 CLOVER COTTAGE
4	2121 CLOVER COTTAGE
5	1216 CLOVER COTTAGE
6	1212 CLOVER COTTAGE
7	1208 CLOVER COTTAGE
8	1200 CLOVER COTTAGE
9	2201 WINEBERRY BLVD
10	2029 WINEBERRY BLVD
11	2131 WINEBERRY BLVD
12	2211 WINEBERRY BLVD
13	2220 WINEBERRY BLVD
14	2216 WINEBERRY BLVD
15	2112 WINEBERRY BLVD
16	2008 WINEBERRY BLVD
17	2004 WINEBERRY BLVD
OS1 & SUPER MARY	2121 CLOVER COTTAGE
OS2	421 MALBERRY TREE
ENTRANCE SIGN	2122 ROSELVILLE

DRAINAGE EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
DC1	205.12'	17.06'	S 28° 33' 50" W	17.05
DC2	25.00'	17.63'	S 51° 06' 55" W	17.27
DC3	25.00'	35.19'	S 51° 04' 45" W	32.35
DC4	255.00'	9.11'	S 25° 56' 50" W	9.11
DC5	254.90'	10.96'	S 23° 41' 31" W	10.96
DC6	50.00'	10.07'	N 80° 39' 48" W	10.05
DC7	48.70'	10.07'	N 69° 01' 52" W	10.05
DC8	50.00'	10.07'	N 16° 28' 24" W	10.05
DC9	50.00'	10.07'	N 04° 56' 10" W	10.05

SCHEMATIC CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
MC1	25.00'	17.40'	S 09°10'38" E	17.05'

SUTTERLY SEWER EASEMENT CURVE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
SC1	325.00'	107.70'	N 73° 16' 17" W	107.21'
SC2	375.00'	142.22'	N 74° 38' 32" W	141.32'
SC3	475.00'	40.35'	S 12° 10' 36" W	40.34'
SC4	525.00'	87.93'	N 14° 22' 27" E	87.82'
SC5	325.00'	123.25'	S 74° 36' 32" E	122.52'
SC6	375.00'	124.27'	S 73° 16' 17" E	123.70'

		LOT ADDRESS AND MAP 43.03US			
LOT	ADDRESS	TYPE	ZONING	MAX HP	LGFT
1	1201 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
2	1200 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
3	1209 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
4	1208 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
5	1216 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
6	1207 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
7	1208 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
8	1200 CLOVER COTTAGE LANE	SINGLE FAMILY	P-1C2	4000 SF	
9	2201 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
10	2209 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
11	2210 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
12	2217 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
13	2220 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
14	2218 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
15	2212 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
16	2204 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
17	2203 WINBERT BUSH LANE	SINGLE FAMILY	P-1C2	4000 SF	
OS2	1421 MILLERY TRAIL DRIVE	PASSIVE RECREATION	P-1C2	4000 SF	
ENTRANCE SIGN	1327 RIVOLI LANE	48			

THIS PLAT IS BEING RECORDED ON 7 SHEETS:
SEE SHEET 1 FOR NOTES & CERTIFICATIONS
SEE SHEET 2 FOR EXISTING LOT RECOMBINATION
SEE SHEETS 3-6 FOR LOTS, EASEMENTS & R/W DEDICATION
SEE SHEET 7 FOR LINE & CURVE DATA TABLES

SCALE: 1" = 200'



REV.	DATE	DESCRIPTION	BY

B
N
K

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY AQ
DRAWN BY JDW
CHECKED BY DG
DATE 8-5-2026

FPS

FINAL SUBDIVISION PLAT
OF
THE PRESERVE AT MOODY FARM
PHASE 1
(LOTS 1-17)

SHEET
7
OF
7



48 Michele Raby
Pls correct Rolesville spelling on lot address table

Final Subdivision Plat (FSP) Checklist

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Disclaimer: This checklist does not cover all codified requirements but is intended to provide some guidance based on the best practices. Requirements are referenced within the [Town of Rolesville Land Development Ordinance](#) and/or other State Ordinances (NCGS § 47-30). Please review the [cover sheet example](#) for additional required items before FSP approval.

For items marked “YES”, instead of a “Check”, please place the sheet number where the requirement is shown.

#	TO BE COMPLETED BY APPLICANT	YES	N/A
1.	Font must be ADA-compliant (Arial, Helvetica, Verdana, Tahoma, Georgia, Times New Roman, or Calibri)	✓	
2.	A vicinity map (location map) and legend shall appear on the plat.	✓	
3.	Property owner(s) name(s) ; provided, however, that the name of the owner shall be shown for indexing purposes only and is not to be construed as title certification.	✓	
4.	Subdivider's name .	✓	
5.	Surveyor's name who prepared the plat, including the firm name and firm license number, if applicable.	✓	
6.	The date that the survey was made (including space for revision dates).	✓	
7.	The site location address, including town, township, County, and State, as applicable, is located at the top center of the sheet and in the sidebar.	✓	
8.	Table of Town Application references of previous entitlement approvals (ANX, REZ, PSP, etc.)	✓	
9.	Rezoning or Special Use Permit conditions of approval. UDO or LDO version noted and date of approval.	✓	
10.	Table detailing the Lot numbers, Addresses, Dwelling types, and the Maximum Impervious Cover permitted per lot.	✓	
11.	Street Information Table Detailing Right-of-way dedications; includes ROW widenings and New; 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.).		
12.	Table detailing the Lot width and Setbacks. Include UDO or LDO.		
13.	Open Space Table with Lot #, address, passive or active listed.		
14.	Overall Site Data Table		
15.	Sheet Index Table	✓	
16.	Table detailing the Previous Book of Maps & Page numbers	✓	
17.	List of Revision Dates (if applicable)	✓	
18.	Plat of Correction must be clearly stated on the cover sheet.		✓
19.	Subdivision Name, Phase(s), and Lots must be referenced on the sidebar.		✓
20.	Town Project Number must be referenced on the sidebar.	✓	
21.	Covenants with the Book of Map and Page number shall be noted on the cover sheet.	✓	
22.	Sheet Index (1 of X, 2 of X, etc.) referenced on the sidebar.	✓	

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23.	<u>NC GS § 47-30. (a) Size Requirements.</u> - All land plats presented to the register of deeds for recording in the registry of a county in North Carolina after September 30, 1991, having an outside marginal size of either 18 inches by 24 inches , 21 inches by 30 inches, or 24 inches by 36 inches, and, for landscape format, having a minimum one and one-half inch border on the left side or, for portrait format, one and one-half inch border on the top side and a minimum one-half inch border on the other sides shall be deemed to meet the size requirements for recording under this section.	✓	
24.	Street Light Plan - The plan will be used to calculate the required street light fee, as shown in the <u>Town of Rolesville Fee Schedule</u> .		
25.	CORPUD – Call out water and sewer line easements as “New XX” [width] City of Raleigh Sanitary Sewer Easement and New City of Raleigh Water Line Easement.”	✓	
26.	Location of required landscape buffers and tree-saving areas, if applicable, with metes and bounds description. Label buffer width and type.		✓
27.	Label lot and block numbers consecutively throughout the subdivision and each block.	✓	
28.	Label right-of-way widths of streets (public or private) and label as public or private.	✓	
29.	Label width and type of existing and proposed easements (public and private), and include metes and bounds.	✓	
30.	Sight triangles, with dimensions.	✓	
31.	Label the required maintenance easements for all retaining walls.	✓	
32.	Label Mail Kiosk(s), Playground(s), Pool(s), Retaining Wall(s), and Sign addresses.	✓	✓
33.	The scale or scale ratio in words or figures, and a bar graph.	✓	
34.	Certificate of Survey and Accuracy	✓	
35.	Certificate of Ownership and Dedication – LDO Appendix A	✓	
36.	Certificate of Approval for Recording – LDO Appendix A	✓	
37.	Adjoining properties – Property address; Owner names; Legal Description (Lot / Block, subdivision name, BM/PG reference); Deed Bk/PG reference; Zoning District (+planning jurisdiction if not TOR)	✓	
38.	An accurately positioned North Arrow coordinated with any bearings shown on the plat. Indication shall be made as to whether the north index is true, magnetic, North Carolina grid ("NAD 83," "NAD 27," or other published horizontal datum), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to old deed or plat bearings, the date and the source (if known) the index was originally determined shall be clearly indicated. North Carolina grid reference shall include the horizontal datum and the realization reference.	✓	
39.	The azimuth or course and distance of every property line surveyed shall be shown. Distances shall be in U.S. Survey feet or meters and decimals thereof. The number of decimal places shall be appropriate to the required class of survey.	✓	
40.	All plat distances shall be measured by horizontal ground or horizontal grid. All lines shown on the plat shall be correctly plotted to the scale shown. Enlargement of portions of a plat is acceptable in the interest of clarity, where shown as inserts. Where the North Carolina grid system is used, the combined grid factor shall be shown on the face of the plat. If grid distances are used, they must be indicated on the plat.	✓	
41.	Curve line references and Curve Line Table, as applicable.		
42.	Where a subdivision of land is set out on the plat, all streets and lots shall be accurately plotted with dimension lines indicating widths and all other information pertinent to reestablishing all lines in the field. This shall include bearings and distances sufficient to form a continuous closure of the entire perimeter.	✓	
43.	All corners which are marked by a monument or natural object shall be identified on all plats, and where practical, all corners of adjacent owners along the boundary lines of the subject tract which are marked by a monument or natural object shall be shown.	✓	
44.	All visible and apparent rights-of-way, watercourses, utilities, roadways, and other such improvements shall be accurately located where crossing or forming any boundary line of the property shown. Nothing in this subdivision shall be construed to modify the notification responsibility of people engaged in excavation or demolition pursuant to G.S. 87-122	✓	✓

45.	Where the plat is the result of a survey, one or more corners shall be labeled with coordinates on the plat, shown as "X" (easting) and "Y" (northing) coordinates, traceable to a published geodetic datum or the North Carolina State Plane Coordinate System, or both. The plat should include, at a minimum, the referenced horizontal datum and realization (e.g., "NAD 83 (2011)") and the data or method used to establish those coordinates, or both. If the bearings shown on the map are not referenced to the same datum as the grid coordinates shown, then either (i) the coordinates of a second point shall be labeled and the two labeled points tied together by a single azimuth or course and distance or (ii) the plat shall include, in written and graphical form, the conversion from plat bearings to reference bearings. Control monuments within a previously recorded subdivision may be used in lieu of grid control. In the interest of consistency with previously recorded plats, existing bearing control may be used where practical. Where no horizontal control monument of any United States or State agency survey system, such as the North Carolina Geodetic Survey, is located within 2,000 feet of the subject property, ties to other appropriate natural monuments or landmarks may be used in lieu of grid coordinates. In all cases, the tie lines shall be sufficient to reproduce the subject lands from the control or reference points used.		
46.	Notwithstanding any other provision contained in this section, it is the duty of the surveyor, by a certificate on the face of the plat, to certify to one of the following: a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land. c. Any one of the following: 1) That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration. 2) That the survey is of an existing feature, such as a building or other structure, or a natural feature, such as a watercourse. 3) That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership. 4) That the survey is of a proposed easement for a public utility as defined in G.S. 62-3. d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision. e. That the information available to the surveyor is such that the surveyor is unable to decide, to the best of the surveyor's professional ability, as to provisions contained in (a) through (d) above.		
47.	If the Applicant chooses to comply with the design guidelines noted in LDO Section 6.8.5, the following consent statement shall also be included on the Final Plat as a note: "The development depicted herein is subject to the Town of Rolesville Single-family and Duplex Design Guidelines. I voluntarily consent to the application of these guidelines for all developments herein, the acceptance of which shall run with the land regardless of changes in ownership. I recognize that failure to comply with the applicable guidelines following approval is a violation of the Town of Rolesville Land Development Ordinance."		
	BEFORE REQUESTING DOCUSIGN OR MYLAR SIGNATURES, PLEASE PROVIDE THE FOLLOWING:		
01.	Obtain Addresses from Wake County Addressing/ E-911. Plats will not be approved with a "0" address.		
02.	The Town Engineer must approve all bonds. The Bond(s) must be sealed, reference the project, what is covered (i.e., street improvements, greenways, etc.), and be received before the DocuSign or at the same time as the Mylar.		
03.	Streetlight Fees must be paid.		
04.	Fee in Lieu collected (if applicable).		
04.	City of Raleigh Acceptance Letter received.		
05.	Please allow 3 business days for the planning staff to review the final plats.		
06.	Provide a reference to any deed restrictions on the property.		

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07.	Submit O&M documents, including the O&M Legal Agreement, for review by Town Stormwater Engineer. Required to be recorded concurrently with plat, if applicable.		
08.	Provide reference (deed book and page number) to the recorded O&M Agreement for SCM Access and Maintenance easements, if applicable.		
09.	Provide reference (deed book and page number) to recorded City of Raleigh water and/or sewer easements, if applicable.		
10.	Identify if the HOA is responsible for the maintenance of private drainage easements.		
11.	Location of any greenway easements with metes and bounds descriptions.		

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