



Responses to Comments
Date: 5/02/2024

Job Name: Jones Dairy Strage RW/ESMT (FSP-23-18)
Contact Person: Giovanni Canuto
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Planning & Zoning – Planning Staff:

1) COMMENT: Provide a Written Response to ALL the comments received.

TIMMONS RESPONSE: **Understood, thank you.**

2) COMMENT: Add a Revision Date to the next submittal version of the Plat.

TIMMONS RESPONSE: **Understood, thank you.**

3) COMMENT: Add “FSP-23-18” on the plat in a conspicuous but out of the way location so it can be identified.

TIMMONS RESPONSE: **“FSP-23-18” has been added to the plat.**

4) COMMENT: See the PDF of (5) mark-up comments.

TIMMONS RESPONSE: **The mark-up comments have been addressed. The date in the title box is the date of plat preparation. The book and page number has been added for Jones Dairy Road.**

5) COMMENT: Add a “site data table” to the Plat; this would include the typical information about property owner, property info (Deed, BM, etc.), regulatory standards like the Zoning District, Building setbacks, etc. This should include the GI-CZ conditions of approval per Rezoning case MA 22-09; parallel entitlement of SDP-23-03 for the site development.

TIMMONS RESPONSE: **The site data table has been added to the plat.**

6) COMMENT: Label required Tree Preservation areas for Buffering noted on SDP-23-03.

TIMMONS RESPONSE: **The Tree Preservation areas has been labeled.**

7) COMMENT: Signature Blocks:

a) Where is the Surveyors Signature block and space for Seal? Add or explain why absent.

TIMMONS RESPONSE: **The Surveyors Signature and Seal will be added when final review is complete.**

b) Remove the County of Wake signature block – this plat is under the subdivision authority of the Town of Rolesville, not Wake County.

TIMMONS RESPONSE: **The County of Wake signature block has been removed.**

c) Owners Certificate – Replace with LDO Appendix A Part 4.4.C.7., “Certificate of Ownership an Dedication”.

TIMMONS RESPONSE: **The “Owners Certificate” has been replaced with the “Certificate of Ownership and Dedication” Certificate.**

d) Per LDO Appendix A part 4.4.C.13, add the two signature blocks for the Town of Rolesville.

TIMMONS RESPONSE: **The two signature blocks for the Town of Rolesville has been added.**

8) COMMENT: Adjacent Properties – add the Zoning District and the Planning Jurisdiction for each adjacent property. Example: ‘Wake County / R-30’, or ‘Town of Rolesville ETJ / RL’.

TIMMONS RESPONSE: **The Zoning District and Planning Jurisdiction has been added to each adjacent property.**

9) COMMENT: Remove “Preliminary” disclaimer on final submittal for Recording.

TIMMONS RESPONSE: **Understood, thank you.**

10) COMMENT: Property Address – this property has the address of 1200 Jones Dairy Road – it is not observed anywhere on plat; add it where referencing the property address is appropriate.

TIMMONS RESPONSE: **The address of 1200 Jones Dairy Road has been added to the plat.**

11) COMMENT: Name of Plat – Staff suggests a proper name be made / added, such as “Rivercrest Realty R/W & Easements”.

TIMMONS RESPONSE: **Could you please clarify this more.**

12) COMMENT: FYI – Planning Director can / will Docu-sign electronic signature set submittal; Town endorses Applicant e-recording.

TIMMONS RESPONSE: **Understood, thank you.**

Wake County Watershed Management – Janet Boyer

1) COMMENT: No comments were received; please contact Wake Co. Watershed Management to ensure compliance with stormwater management regulations under their purview that affect this development.

TIMMONS RESPONSE: **If this is a survey matter, could you please provide the contact information.**

COR Public Utilities – Tim Beasley

1) COMMENT: RE-LABEL the “Water Meter Easement” as “New City of Raleigh Water Line Easement”.

TIMMONS RESPONSE: **The “Water Meter Easement” has been re-labeled as “New City of Raleigh Water Line Easement”.**

Engineering – Brian Laux / Jacque Thompson

1) COMMENT: No Comments.

TIMMONS RESPONSE: **Understood, thank you.**

NCDOT – Jacob Nicholson

1) COMMENT: No Comments.

TIMMONS RESPONSE: **Understood, thank you.**



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