

January 24, 2025

Mr. Michael Elabarger
Town of Rolesville
Planning Department
502 Southtown Circle
Rolesville, NC 27571

RE: Parker Ridge Phase 1B (FSP-24-24)
Major Subdivision Final Plat – Submittal #2

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	5	Major Subdivision Final Plat dated 1/24/25 (TR & WC)
22-0008-1149	1	1	Development Plan Review Application (TR)
22-0008-1149	1	2	Final Subdivision Plat Checklist (TR)
22-0008-1149	1	1	Site Lighting Exhibit (TR)
22-0008-1149	1	1	Wake County Addressing Plan
22-0008-1149	1	10	Current Deed (DB 19588-1816)
22-0008-1149	1	7	Back Deed (DB 19559-0290)

The enclosed plat was revised according to 1st review comments received on January 4, 2025. Please find the following responses to the comments provided on the Town's website.

Planning & Zoning – Planning Staff & WithersRavenel

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

Response #1: Comment response letter attached.

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

Response #2: All revisions have been clouded.

Comment #3: Revise all dates on all materials – keep original/initial dates as well (build the dates).

Response #3: Original dates have been added in addition to current dates.

Comment #4: Add FSP-24-24 in a common location on all sheets.

Response #4: See lower right-hand corner above title block.

Comment #5: 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 and attached.

Comment #6: STREETLIGHTS – If new streetlights are installed in Town public right-of-way- provide Lighting Plan exhibit that clearly indicates that number of poles. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat.

Response #6: Exhibit attached. 25 streetlights this phase.

Comment #7: Addresses - Contact GIS/911 to attain addresses for every single lot; non-residential Lots can use terminology of “Open Space #X”; include this on next submittal. Note, the Legend and notes include an entry for Addresses, but none are present.

Response #5: Wake County issued an addressing plan, copy attached. Each lot is provided with an address. Addresses are also shown in table form on Sheet 1.

Comment #8: Two Zoning Districts – This plat includes land/lots that are in two different zoning districts – the Townhome lots and associated open space around them are in the RH-CZ District; the Single-family detached lots and associated open space around them are in the RM-CZ District. Revise/add zoning district boundary lines to the drawing. All information about this plat should begin with and be expressly clear that there are 2 Zoning Districts involved. The Townhome lots are only permitted (and are located in) the RH district, for instance, so everything about the Townhome lots should be sub-set from the SFD lots in the RM district. Note this circumstance does not exist in Phase 1A, which is all the RH-CZ zoning district. Also, many developments avoid this circumstance by creating Phasing – and thus individual Final Subdivision Plats – that ‘stick to’ Zoning district boundaries. Back at the time of Preliminary Plat, this project chose to create a Phase that includes both the RH-CZ and RM-CZ districts.

Response #8: The zoning line has been added and labeled. The legend has been updated.

Comment #9: Revise/add zoning district information on adjacent lots outside this subdivision (but also the “future development” within this subdivision).

Response #9: Zoning districts added to adjacent property information and Phase 2 lot.

Comment #10a: Owner Information – Per IMAPS, ownership of PIN 1758884270 is ‘Lennar Carolinas LLC, and ownership of PIN 1758988411 is PARKER, W H PARKER, DORIS FAYE. Plat says Ownership “KL LB BUY 2 LLC”. Applicant submitted Bk019588/Pg01816+ which shows Lennar Carolinas □ KL LB BUY 2 LLC recorded on 0-17-2024 – that is almost 8 months ago. Explain, correct, revise as needed so that Ownership is consistent, and all Owner Signature Blocks are eventually signed by the proper ownership entities.

Response #10a: iMaps is not current. Copy of current and back deed attached. BK/PG 19588/1816 was recorded on 4/17/2024. Rolesville Development LLC sold to Lennar Carolinas LLC on 3/12/2024. Lennar Carolinas LLC sold to KL LB BUY 2 LLC on 4/17/2024. Plat is correct. No changes required to address this comment.

Comment #10b: PIN 1758983710 (120 School St) - Revise/add the PIN in the Site Data Table or include the recorded recombination plat.

Response #10b: PIN 1758983710 has been added to cover sheet.

Comment #10c: Explain what “Future Development ____ 1,622,041 SF (37.237 ac.)” is meant to express.

Response #10c: Future Development has been renamed to Phase 2.

Comment #10d: Move the list of Town Application references of previous entitlement approvals to the Site Data Table for clarity.

Response #10d: Town application references MA22-03, PSP23-02 and CID-23-06 moved to site data table on Sheet 1.

Comment #10e: Revise/Add the Conditions of Approval from MA-22-03 in a concise, clear, and neat text box.

Response #10e: I don't believe adding three (3) pages of conditions is necessary and required. It is not the purpose of a plat. A reference to MA-22-03 was included in the Site Data Table.

Comment #10f: Please include in the Site Data Table the total number of lots, broken down by residential / open space lots.

Response #10f: Lot information has been added to Site Data Table

Comment #10g: Revise existing Zoning to RM-CZ and RH-CZ per MA 22-03.

Response #10g: The site data table has been revised accordingly.

Comment #10h: Signature Blocks - Add organizing “neat lines” to contain each separate signature block, as they appear to run together in a disorganized manner.

Response #10h: Organizing lines have been added.

Comment #10i: Signature Blocks - Review LDO Appendix B Final Plat section for the exact language of the Town's signature blocks; remove the word “miscellaneous”.

Response #10i: Signature blocks have been updated to match the exact language of LDO Appendix A Final Plat section.

Comment #10j: Note 12 – complete the Book and Page of the recording information for the HOA documents.

Response #10j: Note has been revised to eliminate deed book and page reference. The HOA declaration must be recorded after the plat.

Comment #10k: Note 14 – complete the Book and Page of the recording information for the SCM Stormwater Agreement documents.

Response #10k: This will be provided upon recording and prior to plat recording.

Comment #10l: Revise Site Data Table to include Building setback dimensions – one set for RH Single-family Attached use/buildings, and one set for RM Single-family Detached use/buildings, due to phasing/platting of 2 zoning districts.

Response #10l: Setback info has been added to site data table.

Comment #10m: Provide a Lot Table that includes the Lot # and their addresses, with same way to identify if it is an SFA, SFD, or Open Space lot (the latter, by being termed OS##, is already clear, but there is no way to know an SFA from and SFD residential lot (another product of phasing/platting 2 Zoning Districts and 2 different residential uses in the same plat).

Response #10m: Table has been created that ties lot numbers to addresses and lot type.

Comment #10n: Revise the “ R/W Dedication” info to more clearly detail new public street Right-of-ways by name, their ROW widths, and the linear feet of (their) new ROW’s. Sum each category (Public 60’ ROW, Public 50’ ROW, etc.). This is for State Powell Bill purposes the Town must do each year.

Response #10n: A table has been created.

Engineering - Jacque Thompson

Comment #1: See the PDF of mark-ups on Sheet 2 / 5 of the Final Plat – there appear to be 2 comments.

Response #1: Understood. Comments from plan follow.

Comment #2: Please update all once addresses are assigned.

Response #2: Addresses have been updated.

Comment #3: Please correct overlapping linework and text for legibility.

Response #3: Revised accordingly.

COR Public Utilities - Tim Beasley

Comment #1: See PDF of mark-up comments on plat – there appear to be 9 comments/entries made.

Response #1: Understood. Comments from plan follow.

Comment #2: The downstream Harris Creek SS Improvements installed by The Point and Kalas Falls should be accepted by Raleigh prior to the recording of this plat/these lots.

Response #2: Excellent news. Thank you for the update.

Comment #3: On Sheet 2/5 please revise label to state “New City of Raleigh Waterline Easement.”

Response #3: Plat revised accordingly.

Comment #4: On all sheets, please add “New” to all City of Raleigh easement labels.

Response #4: Plat revised accordingly.

Comment #5: On Sheet 2/5 There should be a new City of Raleigh Waterline Easement for a FH south of the Granite Knoll Court cul-de-sac.

Response #5: Added.

Comment #6: On Sheet 2/5 I'm not sure what the 8’ City of Raleigh Public Utility Easement south of the Granite Knoll Court cul-de-sac is for.

Response #6: Changed to “New Var. Width C.O.R. Waterline Easement”.

Parks & Recreation - Eddie Henderson

Comment #1: There are no comments on this Final Plat.

Response #1: Thank you.

Wake County Fire / EMS - Brittany Hocutt

Comment #1: There are 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