

30 April 2025

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Town of Rolesville
Planning Department

Subject: Rolesville Crossing Subdivision Plat – Phase 1
TOR Project Number: FSP-25-05
Rolesville, NC

We are pleased to offer this response to comments from the Town of Rolesville's review completed on March 9, 2025. Ballentine's responses are in RED below.

Planning & Zoning Comments:

1. Provide written responses to ALL the comments received; responses should reference If/how/on what sheet was comment addressed; mark-up to mark-up is fine. – **[Acknowledged, see attached.]**
2. Bubble/cloud any revisions made – these will be removed on the final/recordable version. – **[Acknowledged, see attached.]**
3. Revise all dates on all materials – keep original/initial dates as well (build the dates). – **[Acknowledged, see attached.]**
4. ADDRESSES – Contact Wake Co. GIS/911 to attain addresses, and add them to each lot. – **[Acknowledged, this comment is WIP. Updated road names remain under review with the County. Addresses will be updated per approved plan by County when completed.]**
5. STREETLIGHTS – IF new street lights 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. – **[Acknowledged, see attached.]**
6. All Sheets – Remove all "Preliminary Plat" stamps on lefthand side of all sheets within the Final Plat set. – **[Acknowledged, see attached.]**
7. Intent – Clarify/explain – In the Phase 2 area, is this plat meant to be recording all the planned/future public streets as Easements (which will be void in the future when dedicated/recorded as Public right-of-ways) and dedicate other Easements like Drainage Easements. If that is the case, it is hard to call/consider this just Phase 1. There is information being called out, like Bufferyards, located in Phase 2, but this plat is supposed to only be for Phase 1. – **[Per discussion from TRC meeting, all Phase 2 easements not necessary for Phase 1 have been removed. A portion of future right of way remains dedicated as easement because sewer drains via this right of way to the pump station.]**
8. Cover Sheet – Add a note or entry that clearly details the Lot Numbers in this Plat (ie in Phase 1); they are clearly not #1 – 121. – **[Lot table has been added.]**
9. Cover Sheet – Please Provide a single Table that aligns Lot Number / Lot Address / Max. Impervious Coverage (for that lot). If this needs to be put on a/the 2nd sheet as

- opposed to the Cover, or on a/the sheet with Curve Tables, that is fine. –[Lot table has been added.]
10. Cover Sheet - Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town (or NCDOT). This is for State Powell Bill purposes. –[Right of Way dedication table has been added.]
 11. Cover Sheet/Signature Blocks – add “neat lines” to delineate each of the Signature blocks from one another. –[Acknowledged, see attached.]
 12. Cover Sheet/Sheet 1 - Please update the Certificate of Ownership and Dedication: – [Acknowledged, see attached.]
 13. Cover Sheet/Open Space/Site Area Calculations – The Site Data Table acreage totals for both total site and open space drastically differ from those provided on the August revision to CD 21-08. Furthermore, the total project acreage from CD 21-08 is 91.01 acres while the total project area listed on FSP 25-05 is 92.97. It is understood that the open space breakdown in the subdivision site data table for this final plat is only for Phase 1, which includes 20.72 acres, but given the drastic total acreage differences, the applicant shall provide remaining open space totals for remaining phases and an explanation on the total site acreage discrepancy. The screenshot below shows the updated open space calculations from CD 21-06 and those provided on the cover sheet of this Phase 1 Final Plat submittal: –[Open space table has been updated to provide more clarity on the open space dedications. Please note the phasing design in the approved construction drawing does not follow proposed property lines, making it difficult to identify how exactly they wanted to dedicate the open space. We have adjusted the phase line for the plat to go with the proposed lot lines which will result in different area calculations for each phase, but the final areas will match.]

Parks and Recreation:

14. Please revise to show Greenway easement and label as Town of Rolesville Public Greenway Easement. –[Greenway easement/open space lots are now shown as dedicated in phase 1. Note these lots are 2 of the open space lots affected by the unclear phasing line from the construction drawing.]

Engineering:

15. Please replace with the proper NC GS47-30 statement for subdivisions. –[Corrected.]
16. Please add a lot area table for all lot areas, open space and other applicable areas. – [Lot table has been added.]
17. Pull text into viewport for full visibility on the note –[Unclear what this comment was addressing. All viewports reviewed and adjusted as necessary.]
18. The plat title is Phase 1 and Phase 2 is listed as future development. If the intent is to record these easements in Phase 2 on this plat, please note so and clearly note what is to be recorded and what is future. If it is not the intent to record these easement, remove metes and bounds for these easements and fade back all Phase 2 improvements. –[All phase 2 easements not necessary for this phase have been removed.]
19. Pull text and tie inside border. –[Corrected.]

Wake County Watershed Mgt:

20. Revisions to Construction Drawings (CD 21-08) are under review - TBD –
[Acknowledged.]

COR Public Utilities:

21. This should be recorded in phase 2. ~~–[All phase 2 easements not necessary for this phase have been removed.]~~
22. "and City of Raleigh Public Utility Easement reserved for future R/W" ~~–[Corrected.]~~
23. Can an AC dimension be provided for this? ~~–[Corrected.]~~
24. This easement has already been recorded. Please reference as existing. See BK 19778 PG 109. ~~–[Corrected.]~~
25. Additional easement will need to be recorded for the 2" water meter and waterline before it reaches the proposed CORSE. ~~–[Acknowledged, easement not yet received from design engineer. Can this be handled with a separate recording, if necessary.]~~
26. Downstream Harris Creek Upgrades should be installed and accepted by Raleigh prior to recording lots. ~~–[Acknowledged.]~~
27. Water/sewer and pump station should be accepted by Raleigh prior to recording of lots. ~~–[Acknowledged.]~~
28. As discussed with the project engineer, a 3' City of Raleigh Utility Easement strip may be necessary along all of the lot frontages - 1' behind the R/W is not enough room for the water meter & curb stop. ~~–[Acknowledged, 3' COR Utility Easement is depicted and annotated along all residential lot frontages.]~~

NCDOT:

29. The required roadway improvements have not been completed and put under warranty, therefore NCDOT does not support the approval of plats at this time. –
[Acknowledged.]

Wake County Fire / EMS:

30. No new fire service comments on Rolesville Crossing V1-FSP-25-05 per Brittany. All previous items have been addressed. ~~–[Acknowledged.]~~

Yours Very Truly,
BALLENTINE ASSOCIATES, P.A.



David E. Bowers, PLS
Survey Director