



Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

FSP-25-09 Elizabeth Springs Tract B / Phase 2 Townhomes
Responses 4/7/2025

1. Provide written responses to ALL the comments received; mark-up to mark-up is fine.
Response: Write response letter & cloud revisions on plat.
2. Bubble/cloud any revisions made – these will be removed on the final/recordable version.
Response: Write response letter & cloud revisions on plat.
3. Revise all dates on all materials – keep original/initial dates as well (build the dates).
Response: Include revision date
4. Add FSP-25-09 on all Sheets in a common location.
Response: Include “FSP-25-09” on each sheet

5. Please update the Certificate of Ownership as follows:

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer and water lines to the City of Raleigh Utility Department.

Response: Replace current owner certificate with the one above.

6. Sheet 1/ Site Data table – Revise to include the following :

a. Building Setback minimums

Response: Include setback minimums

b. Building/structure separation minimum

Response: Include building footprints & demonstrate minimal building separation is met.

c. Lot Size Minimum

Response: Include minimum lot width required

d. Total number of lots – Residential, Open space, others?

Response: Include total number of residential & open space lots

e. New dedicated public right-of-way (streets) - Table that note/detail each street by their names, their ROW width, their Linear feet. The Paved width would be good to have to, and from that, length X paved width = Area of actual Paved streets.

Response: Create street table showing r/w & pavement widths & lengths

f. Please address the following on Sheet 3:

- i. Lot addresses as approved by Wake County, including the addresses of open space lots.

Response: Include addresses provided from Wake County GIS

- ii. Front Setbacks should be shown as 20 feet as approved as part of SP-19-01

Response: Make all front setbacks 20 feet

- iii. Front setback lines are not shown on Lots 52-48, 82-86. Please add.

Response: Include setback lines for lots 48-52 & 82-86

7. Revise to show drawn/dimensioned Building/Structure separation; this should have been accomplished on Preliminary Subdivision (SP) or Construction Drawings. If side lot from end units equal/exceed the minimum Building Separation, then showing that dimension is simplest way to confirm/demonstrate compliance.

Response: Include building footprints & demonstrate minimal building separation is met.

8. Provide One Table that ties/relates - Lot Number / Lot Address / Maximum Impervious Coverage permitted for Each Lot.

Response: Create table for lot numbers, areas, addresses and maximum impervious surface

9. STREETLIGHTS – The submitted Exhibit shows 8 poles within this Phase 2; 2 of them are in private parking lots and are not subject to the Town Fee (because Town will not take operational ownership of those 2 poles on private property). Thus there are 6 poles in new public streets of this Plat. Applicant has written that 5 poles were paid for – Provide all the details about making a payment in the past to justify. If correct, then it appears 1 new pole requires payment. If not correct, then 6. Upon knowing the correct #, Staff will issue an INVOICE for the one-time \$650/pole fee which must be paid prior to Town signature/approval of plat.

Response: Client has been notified

1. Please label Greenway easement as Town of Rolesville Public Greenway Easement.

Response: Label & reference greenway easements. Note there are no greenway easements in this phase.

2. Please provide a written explanation as to why you would prefer to keep the open space next to the mail kiosk on Shingle Oak Drive as is instead of constructing the paved walkway shown in previous approved plans.

Response: I believe this was resolved via email between yourself & Corey on 4/11/2025

See PDF of 2 mark-up comments on the Plat.

Response: review and address mark ups on plat pdf

1. Additional City of Raleigh Water Line Easement may need to be recorded for the FH adjacent to lot 44 since it is located outside of the R/W.

Response: Create a 5'x5' easement around hydrant.

2. If the water meters and cleanouts are outside of the R/W for all of the lots, a 3' City of Raleigh Utility Easement (strip) may need to be dedicated along each lot frontage.

Response: Create 3' utility easement on all lot frontage
