

August 1, 2025

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

RE: Parker Ridge Phase 1B-Section 2 (FSP-25-16)
Major Subdivision Final Plat – Submittal #2

Items listed below have been submitted digitally (PDF) via e-mail to planning@rolesville.nc.gov

Reference No.	Copies	No. of Sheets	Notes
22-0008-1149	1	2	Major Subdivision Final Plat dated 8/1/25
22-0008-1149	1	1	Development Plan Review Application
22-0008-1149	1	2	Final Subdivision Plat Checklist

The enclosed plat was revised according to 1st review comments received on July 3, 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 / Bubble/cloud revisions / Revise/update all dates.

Response #1: Understood and provided.

Comment #2: Add/fill in application number of **FSP-25-16** on all sheets.

Response #2: Plat revised accordingly.

Comment #3: Open Space Addresses – Provide and/or clarify if each Open Space lot (this plat contains OS #1C) is addressed by Wake Co GIS/911. FSP-24-20 provided addresses for Open Space lots (ex: *Open Space Lot C has multiple Addresses: a 221 and 200 on Tree Moss Court, a 420 and 421 on Water Nest Drive; Open Space Lot B is addressed as 433 Water Nest Drive*).

Response #3: This plat has only one (1) open space parcel with one address. It is shown behind Lots 143-154. The address 447 Granite Knoll Ct has been assigned to this open space parcel.

Comment #4: STREET Light Poles – the Lighting Exhibit details there to be 3 new street light poles to be installed in Town public right-of-ways; an INVOICE for the one-time \$650/pole fee will be forthcoming, and must be paid prior to Town signature/approval of plat.

Response #4: Invoice number INV03202 has been paid.

Comment #5: Zoning Conditions – One Cover Sheet, place every zoning condition from MA 22-03 that relates to the Lots, or the Permitting of the Lots, going forward (ie not something already accomplished).

Response #5: Plat revised accordingly.

Comment #6: Bond – Town Engineer and Town Inspector will review this as Plat completes the technical review and gets closer to signature-ready.

Response #6: Understood.

Parks & Recreation - Eddie Henderson

Comment #1: Please revise to expand the Greenway easement to 30' instead of 20' where possible.

Response #1: This plat does not describe new greenway easements. The easements shown will be recorded with FSP-24-24.

COR Public Utilities - Tim Beasley

Comment #1: What plat is recording the Water and Sewer Easements?

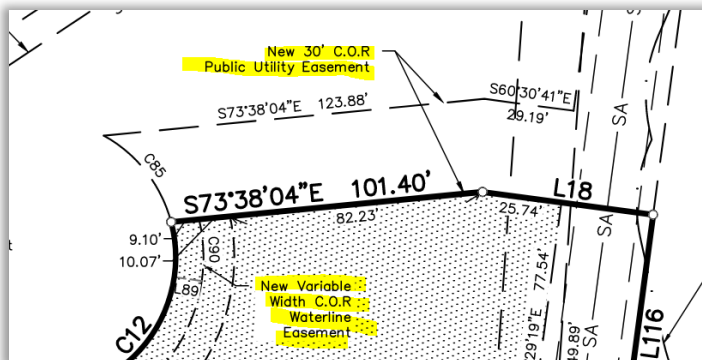
Response #1: This plat describes only one (1) City of Raleigh Easement. It is a "New 3' C.O.R. Public Utility Easement" adjacent to the right-of-way of Granite Knoll Court. Parker Ridge – Phase 1B – Section 1 (FSP-24-24) records the water and sewer easements adjacent to this plat.

Comment #2: My assumption is this would be recorded with this Plat since there are no upstream lots, not part of this plat that are requiring this Easement. If this Easement is being recorded with this plat, please provide Metes & Bounds and a property tie. Also, if new, please call-out as "New 30' City of Raleigh Sanitary Sewer Easement".

Response #2: The easements in question are shown on Parker Ridge – Phase 1B – Section 1 (FSP-24-24). Any City of Raleigh easement will include "New".

Comment #3: Again, for the Waterline Easement. This would just need to be a 3'x6' City of Raleigh Water Line Easement for the FH located outside of the ROW with Metes & Bounds and a property tie.

Response #3: The easements in question are shown on Parker Ridge – Phase 1B – Section 1 (FSP-24-24).



Engineering - Jacque Thompson

Comment #1: See PDF Of mark-up comments on the Plat itself. There appear to be 7 entries/comments.

Response #1: Done. I only saw four (4) comments, which have been shown below.

Comment #2: Update page numbers on all references.

Response #2: Once the plat for Parker Ridge – Phase 1B – Section 1 (FSP-24-24) is recorded the page number references will be updated.

Comment #3: Add distance for each rear property lines GS 47-30 (f) (2)

Response #3: Distances added to the rear property lines for Lots 151-153.

Comment #4: Correct sheet number for this plat.

Response #4: Sheet number corrected.

Comment #5: All variable width easements that will affect the buildable area of the lot need to be tied down and dimensioned.

Response #5: A dimension was provided along the rear of Lots 137-140. This easement is described in the Parker Ridge – Phase 1B – Section 1 (FSP-24-24) plat. It does not need to be described again. BM/PG reference provided.

Wake County Fire / EMS - Stephen Wolf

Comment #1: No fire service comments

Response #1: Thank you.

NCDOT - Joshua Zhang

Comment #1: No comments

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
BGE, Inc.