

August 1, 2025

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

RE: Parker Ridge Phase 1B-Section 3 (FSP-25-17)
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	3	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
22-0008-1149	1	1	SCM #3 Maintenance Agreement (Recorded)

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 received.

Response #1: Provided.

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

Response #2: Understood and done.

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

Response #3: Done.

Comment #4: Add/fill in application number **FSP-25-17** on all sheets.

Response #4: Done.

Comment #5: Cover Sheet – Note 15 – input the blanks, “blanks” cannot be Recorded.

Response #5: Done. Recorded also attached.

Comment #6: Open Space Addresses - Provide and/or clarify if each Open Space lot (this plat contains OS #2 and OS #3) are 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 #6: Lot addressing table revised accordingly.

Comment #7: STREET Light Poles – The Lighting Exhibit details there to be 8 new street light poles to be installed in Town public rights-of-way; an INVOICE for the one-time \$650/pole fee will be forthcoming and must be paid prior to Town signature/approval of plat.

Response #7: Invoice number INV03203 in the amount of \$5,200 was paid.

Comment #8: Zoning Conditions – Place every zoning condition from MA 22-03 that relates to the Lots, or the Permitting of the Lots, going forward (i.e. not something already accomplished) on the Cover sheet may get messy, but at the very least, there should be a reference to it.

Response #8: Added to cover sheet.

Comment #9: Bond – Town Engineer and Town Inspector will review this as Plat completes the technical review and gets closer to signature-ready.

Response #9: 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.

Engineering - Jacque Thompson

Comment #1: See PDF of mark-up comments on the plat – there appear to be 3 entries/comments.

Response #1: Done. I only saw two (2) comments, which have been shown below.

Comment #2: Easements affecting buildable area of lots need to be tied with B&D and/or coordinates.

Response #2: The easements affecting building area of lots were described with Plat FSP-24-24. They do not need to be described again. The Book of Maps and Page reference will be provided.

Comment #3: Reposition label so legible.

Response #3: Plat revised accordingly.

COR Public Utilities - Tim Beasley

Comment #1: See PDF of mark-up comments – there appear to be 3 entries/comments.

Response #1: Will do and thanks.

Comment #2: This would be a 30' City of Raleigh Sanitary Sewer Easement.

Response #2: Plat revised accordingly.

Comment #3: These should be ex. 20' CORSSE.

Response #3: These easements are being recorded with Phase 1B-Section 1 (FSP-24-24). One is 25-ft wide, and the other is 30-ft wide.

Comment #4: When will this easement be recorded? 1B Section 1?

Response #4 Yes. The sewer easement will be recorded with Phase 1B-Section 1 (FSP-24-24). I anticipate recording by the end of August.

Wake County Fire / EMS - Stephen Wolf

Comment #1: No fire service comments.

Response #1: Thank you.

NCDOT - Jacob Nicholson

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.