

September 2, 2025

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

RE: Parker Ridge Phase 2B (FSP-25-20)
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 9/2/25
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 August 10, 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; responses should reference if/how/on what sheet was comment addressed; mark-up to mark-up is fine.

Response #1: Provided and instructions followed.

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 **FSP-25-20** on the Cover and ALL sheets in the same consistent spot.

Response #4: Done.

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

Response #5: Understood. The operations and maintenance agreement has not yet been recorded. This comment will be address prior to next submittal.

Comment #6: Cover Sheet – Lot Addressing Table – Open Space 1 and 3 have multiple addresses (5 and 2, respectively) – can you add a word or two (“Mail kiosk”, “playground”) next to each address to explain

“what” the address is for, as it would be expected there to be 1 address, but multiples would indicate there are >1 thing needing an address. Thank you.

Response #6: On Sheet 1 the addresses for Open Space 1, 2m, and 3 have been updated. Addresses for the playground, mailbox kiosk, retaining walls, signs, etc. do not need to be labeled on the plat.

Comment #7: FYI - STREETLIGHTS – Submitted Lighting Plan states there are 16 new street light poles installed in Town public right-of-way - an INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat, will be issued shortly.

Response #7: Invoice # 03262 in the amount of \$10,400 was paid.

Parks & Recreation - Eddie Henderson

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

Response #1: The greenway easement has not been increased to 30-ft. It follows the approved plans.

Engineering - Jacque Thompson

Comment #1: See PDF of mark-up comments on the plat – there appear to be 6 entries/comments.

Response #1: Done. Comments shown below.

Comment #2: On Sheet 1 provide grid to ground point and factor.

Response #2: On Sheet 1 under Certificate of Survey and Accuracy (GNSS) the combined grid factor is provided.

Comment #3: On Sheet 1 update all sheets to include Town project number.

Response #3: Sheets 1, 2, and 3 have been updated accordingly.

Comment #4: On Sheets 2 and 3 add missing iron pin sets symbol.

Response #4: The CAD layer including the iron pin sets symbols was frozen. Symbols now shown. I did not cloud them all.

COR Public Utilities - Tim Beasley

Comment #1: See PDF of mark-up comments. The onsite water/sewer utilities should be conditionally accepted prior to recording of lots.

Response #1: Thank you and understood.

Comment #2: On Sheet 2 please label easement on Lot 256 as City of Raleigh Waterline Easement.

Response #2: Sheet 2 was revised accordingly.

Comment #3: On Sheet 2 please label easement west of Lot 255 as 30’ City of Raleigh Sanitary Sewer Easement.

Response #3: Sheet 3 was revised accordingly.

Comment #4: On Sheet 3 please label easement southeast of Lot 238 as 30' City of Raleigh Sanitary Sewer Easement.

Response #4: Sheet 3 was revised accordingly.

Wake County Fire / EMS - Stephen Wolf

Comment #1: There are no fire service issues with final site plan.

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.