

April 1, 2025

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

RE: Parker Ridge Phase 1B-Section 1 (FSP-24-24)
Major Subdivision Final Plat – Submittal #3

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

Note : (TR) = Town of Rolesville & (WC) = Wake County

Reference No.	Copies	No. of Sheets	Notes
22-0008-1149	1	3	Major Subdivision Final Plat dated 4/01/25 (TR & WC)
22-0008-1149	1	1	Development Plan Review Application (TR)
22-0008-1149	1	2	Final Subdivision Plat Checklist (TR)
22-0008-1149	1	1	Recorded Wet Pond #2 Maintenance Agreement (WC)
22-0008-1149	1	1	Site Lighting Exhibit (TR)

The enclosed plat was revised according to 1st review comments received on March 21, 2025. Please find the following responses to the comments provided on the Town's website.

Planning & Zoning – Planning Staff & WithersRavenel

Comment #1: Continue to Provide written responses to ALL the comments received; mark-up to mark-up is fine.

Response #1: Comment response letter attached.

Comment #2: Continue to Bubble/cloud any revisions made – these will be removed on the final/recordable version.

Response #2: All revisions have been clouded.

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

Response #3: Original dates have been added in addition to current dates.

Comment #4: Please adjust the following building envelopes to correspond with the correct setbacks:

a) Between Lots 59-60, 64-65, 85-86, 95-96, 104-105, 109-110 the building envelope should be 15' from the property boundary between lots to ensure 30' building separation.

Response #4: The side setbacks for these lots have been increased by 5-ft to provide 30-ft building separation. Thank you for noticing this. I corrected Phase 1A also.

b) Lots 80, 90, 100, 114, should all have 15' corner side setbacks.

Response #4: Lots 80, 90, and 100 setbacks have been revised accordingly. For Lot 114 a strip of open space was shown between Lot 114 and public right-of-way. A 10-ft side setback was provided.

Comment #5: STREETLIGHTS – The provided exhibit, which appears to be produced by DUKE Energy, not the surveyor or engineer for this project, shows 14 streetlights highlighted – this Exhibit does NOT express the boundary of Phase 1B so as to compare and confirm these 14 are within that geography, but Staff will presume this is correct and move forward. An INVOICE for 14 streetlights poles will be issued for the one-time \$650/pole fee prior to signature/recording time.

Response #5: You are correct on all accounts. 14 streetlights highlighted. I did not include the amenity center parking lot light poles. I added the phase lines to the exhibit. Please provide an invoice.

Comment #6: NEW – Cover Sheet Site Data Table says 78 lots, but the Lot/Address table totals 92 residential lots (plus 9 Open Space lots) – which is correct? Revise one of them.

Response #6: The lot addressing table on Sheet 1 has been revised. This phase proposes 78 single family lots and 5 open space lots. Some of the open space lots have multiple addresses.

Please assign an address to Open Space #1A with frontage on both Long Melford Drive (next to Lot 115) and Carved Stone Court (next to Lot 68).

Please confirm Open Space #6 with frontage on Long Melford Drive (next to Lot 115) does not need an address.

COR Public Utilities - Tim Beasley

Comment #1: CID-23-06 – This needs to be revised (& Approved) to show the new Sub-phasing lines and call-out the necessary temporary blow off Assemblies.

Response #1: BGE revised CID-23-06 and submitted on March 26, 2025.

Comment #2: The downstream Harris Creek SS Improvements installed by The Point and Kalas Falls should be accepted by Raleigh prior to the recording of this plat/these lots.

Response #2: Understood. I hoped there was an alternative solution like holding water meters until the downstream Harris Creek SS improvements have been accepted.

Engineering - Jacque Thompson

Comment #1: There are no further comments.

Response #1: Excellent news. Thank you.

Parks & Recreation - Eddie Henderson

Comment #1: There are no comments on this Final Plat.

Response #1: Excellent news. Thank you.

Wake County Fire / EMS - Brittany Hocutt

Comment #1: There are no comments on this Final Plat.

Response #1: Excellent news. 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