

01 August 2025

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Town of Rolesville  
Planning Department

Subject: Rolesville Crossing Subdivision Plat – Phase 1  
TOR Project Number: FSP-25-05  
Rolesville, NC

We are pleased to offer this response to comments from the Town of Rolesville's review completed on June 9, 2025. Ballentine's responses are in RED below.

#### **Planning & Zoning Comments:**

1. Continue to Provide written responses to ALL the comments received / Bubble/cloud any revisions made / Revise all dates on all materials. **–[Acknowledged, see attached.]**
2. ADDRESSES – Contact Wake Co. GIS/911 to attain addresses, and add them to each lot. **–[Added.]**
3. FYI - STREETLIGHTS – the submitted Lighting Plan exhibit indicates 27 street light poles -- an INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat, will come under separate email. **–[Acknowledged.]**
4. All Sheets – Remove all "Preliminary Plat" stamps on lefthand side of all sheets within the Final Plat set. **–[Acknowledged, see attached.]**
5. NEW – Sheet 1, center – remove "V1", this is V2 but for recordation, delete any "V" references here in title block. **–[Revised.]**
6. REPEAT (see Red) - Cover Sheet – Please Provide a single Table that aligns Lot Number / Lot Address / Max. Impervious Coverage (for that lot). **–[Lot table has been updated.]**

#### **Parks and Recreation:**

7. Revise to add a more specific call out labeling the Town of Rolesville Public Greenway Easement. The hatching alone is not sufficient. **–[Revised.]**

#### **Wake County Watershed Mgt:**

8. Revisions to Construction Drawings (CD 21-08) are under review - TBD – **[Acknowledged, surveyor is not involved in the construction drawing review.]**

#### **COR Public Utilities:**

9. The 3' CORUE should also be called out on Sheets 3 and 4. **–[Revised.]**

10. The COR waterline easement for the water meter serving the PS should be recorded (if possible) with Phase 1 because the PS should be operational (with a WM) prior to recording these lots. ~~–[Added.]~~
11. This easement has already been recorded. Please reference as existing. See BK 19778 PG 109. ~~–[Corrected.]~~
12. Additional easement will need to be recorded for the 2" water meter and waterline before it reaches the proposed CORSSE. ~~–[Acknowledged, easement not yet received from design engineer. Can this be handled with a separate recording, if necessary.]~~
13. Downstream Harris Creek Upgrades should be installed and accepted by Raleigh prior to recording lots. ~~–[Acknowledged.]~~
14. Water/sewer and pump station should be accepted by Raleigh prior to recording of lots. ~~–[Acknowledged.]~~
15. As discussed with the project engineer, a 3' City of Raleigh Utility Easement strip may be necessary along all of the lot frontages - 1' behind the R/W is not enough room for the water meter & curb stop. ~~–[Acknowledged, 3' COR Utility Easement is depicted and annotated along all residential lot frontages.]~~

**NCDOT:**

16. Town Staff: what is state of the required (off-site) roadway improvements?; are they completed and put under warranty? ~~–[Acknowledged, status unknown to surveyor.]~~
17. NCDOT is reviewing an additional driveway to a Utility Pump Station, TBD. –  
~~[Acknowledged, status unknown to surveyor.]~~

Yours Very Truly,  
BALLENTINE ASSOCIATES, P.A.



David E. Bowers, PLS  
Survey Director