

July 2, 2024

Town of Rolesville  
Planning Department  
502 Southtown Circle  
Rolesville, NC 27571

**RE: Broadmoor  
MSPP – 1<sup>st</sup> Review  
Town of Rolesville Project No. PSP-24-02  
WR Project No. 23-0045**

To whom it may concern,

We are writing this letter in response to comments dated June 10, 2024. Each of the comments are repeated below, followed by our response.

## **SUMMARY OF TRC -STAFF REVIEW COMMENTS**

### ***Planning & Zoning – Planning Staff***

1. Provide a Written Response to ALL comments.
  - ▶ ***Responses have been provided for all comments.***
2. Add revision dates to all submittal materials.
  - ▶ ***Revision date of 7/1/2024 has been added.***
3. Add “PSP-24-02” to the Cover sheet and on every plan set sheet.
  - ▶ ***The “PSP-24-02” has been added to the cover sheet and on the plan sheets.***
4. See PDF of written memo comments.
  - ▶ ***Written memo comments have been reviewed and responses have been provided.***

### ***Parks & Recreation – Eddie Henderson***

5. Revise Label for Public Greenway #3 to be pointing to the correct location.
  - ▶ ***Label leader has been revised.***
6. Explain/confirm that Bicycle Lanes are present on Rolesville and Fowler Roads, as is required by 2022 Bicycle Plan.
  - ▶ ***Per discussion during the TRC meeting, the 2022 Bicycle Plan is in conflict with the 2021 CTP for both Rolesville Road and Fowler Road. Per discussion, 7’ of additional pavement outside of the travel way (5’ bike lane) has been added to the near side roadway improvements for both Rolesville Road and Fowler Road. Please reference the typical sections on sheet C3.10 for more detail.***

### ***Engineering – Brian Laux / Jacque Thompson***

7. See two PDF's – (1.) Written Memo with 27 comments plus others for future CD plans; (2.) Mark-up comments on the PSP set with 37 entries/comments.

- ▶ **Noted. Written memo comments and plan markups have been reviewed.**

### **Wake County Watershed Management – Janet Boyer**

8. No comments were received; this is not atypical at PSP stage, as Wake County permitting generally goes along with CID plan reviews.

- ▶ **Noted.**

### **City of Raleigh Public Utilities – Tim Beasley**

9. All proposed FHs should be located behind the sidewalks.

- ▶ **Fire Hydrants as well as water meters/sewer clean-outs have been relocated to be behind the sidewalks within a 2' utility easement.**

10. Waterlines ending in cul-de-sacs should terminate with FHs. You may want to consider call for 6" waterlines for these shorter runs.

- ▶ **Waterlines ending within cul-de-sacs have been revised to terminate with fire hydrants.**

11. The minimum easement width for City of Raleigh Sanitary Sewer is 30'. Please update the plans accordingly and all these out as 30' CORSEE.

- ▶ **City of Raleigh sewer easements have been widened to 30'. Labels have been revised to call out easements as 30' CORSEE.**

12. Public sanitary sewer should be extended to the low point of all upstream adjacent parcels. In some cases where a sewer extension is not feasible, easement will need to be shown and dedicated (ie - 6520 FOWLER RD)

- ▶ **Sewer stubs and/or easements have been extended to adjacent properties for future connections.**

13. Please include the Raleigh Standard Utility Notes (CORPUD Handbook Appendix D).

- ▶ **City of Raleigh Standard Utility Notes have been added to sheet C0.01.**

### **Wake County Fire / EMS – Brittany Hocutt**

14. Provide Measurements for roadways & CUL-DE-SACS – Measurements are not working out per scale.

- ▶ **Roadway stationing and centerline line and curve length tables are available on the site plan sheets for roadway measurements. All edge of pavement and back of curb dimensions on the site plan sheets match the typical details on sheet C3.09.**

15. Plants/trees shall not be installed within 3 ft of fire hydrants.

- ▶ **Noted. Landscape plan sheets have been removed from the preliminary plat, so this comment will be addressed at construction drawings.**

16. During phased construction- roadway will need temporary turnaround near lot 147.

- ▶ **Noted. This comment will be addressed at construction drawings.**

### **NCDOT – Jacob Nicholson**

17. No comments were received; Applicant should contact DOT representatives directly or submit Driveway.

- ▶ **Noted.**

## PLANNING / ZONING

### General

1. Include a sheet containing the approved Concept plan from REZ-23-02.
  - ▶ **Approved Concept Plan REZ-23-02 has been included with the plan set as sheet C2.02.**
2. Change all Zoning District references throughout the plan set to be “CZ”.
  - ▶ **All zoning references have been revised to include “CZ”.**
3. REZ-23-02 has several conditions of approval that relate to timing of applicability (# of building permits, which is Issuance of permits, not Certificate of Occupancies) - #8 for amenity center, #9 for pollinator garden, #10 for community amenities #12 for Rolesville Road improvements off-site of the subdivision. Confirm that Phasing plan is created to facilitate meeting these obligations without issue.
  - ▶ **Notes have been added to the righthand side of sheet C2.02 per the approved REZ-23-02 conditions.**
4. Cluster - The Town’s LDO was last updated on April 4, 2023 to include new dimensional standards for the LDO Section 3.1.B. Cluster Development option, including lot size and setbacks, which can be utilized within an RL or RM Zoning District. The Rezoning application for this project was first submitted March 2, 2023, pre-dating the change to LDO Section 3.1.B, thus granting it vested rights to the LDO at the time of that Application submittal. Staff does not observe any clear expression that the subdivision is utilizing/exercising Section 3.1.B. for the RM District and Single-Family Detached lots, outside of some proposed lots being less than 100’ wide and 20,000 SF in total size. Link to red-line Text Amendment:  
[https://www.rolesvillenc.gov/sites/default/files/uploads/planning/ta\\_23-02\\_-\\_ldo\\_3.1.1.b\\_3.1.2.b\\_-cluster.pdf](https://www.rolesvillenc.gov/sites/default/files/uploads/planning/ta_23-02_-_ldo_3.1.1.b_3.1.2.b_-cluster.pdf)
  - ▶ **A note referring to LDO Section 3.1.B cluster requirements has been added to the typical lots section on sheet C3.09 as well as the zoning data table on sheet C0.00.**
5. Street Names and Lot Addresses – Please contact Wake County GIS/911 to begin process of selecting new Street names and have every lot being created provided an Address; not that come construction, features like Retaining Walls often require an address, defer to Town Engineer and/or Wake County Building Code reviewers on that.
  - ▶ **Street names have been approved by Wake County and added to the plans. Approval documentation has been included with this submittal.**
6. Landscape Plan information – Sheets 42-51, L1.00 – L2.00 – can be removed and included with the CID plan set, as this level of specificity – construction and installation – is appropriate at that time of development. PSP should be showing major spaces like Street and Perimeter Bufferyards.
  - ▶ **Landscaping sheets have been removed from the plan set and all related design comments have been deferred to construction drawings.**
7. Greenways – All references to Greenways should be references to “Proposed Greenway Easement”, with the dimension; the LDO 6.2.1.J.2.a. requires 50’ but has opportunities to reduce that to 30’ upon Town agreement. Revise all sheets where there are call-outs to “Public Greenway #1” and the like. At the CID level, this is when the plans will include dimensioned actual greenway and all the specs and construction details relative to constructing the greenway within the Easement.
  - ▶ **Greenway level of detail will remain as-is per meeting with Town staff on 6/20/2024. Due to an abundance of environmental constraints as well as an existing natural gas transmission main easement, a greenway easement width of 30’ is proposed in all locations on this site.**

8. Please explain the reason or intent for Phase 1A being apparently only Rolesville & Fowler Road frontages; is this intended to be ROW dedication only, frontage improvements, etc.?
  - ▶ **Phase 1A and Phase 1B have been combined into a singular phase, Phase 1.**
9. References like “Rolesville Road Improvements Design by Others” – who is Others? More appropriate would be ‘per future CID plans’ – this PSP should simply be showing planned right-of-way donation/dedication up FSP recordation in future. Revise across the plan set accordingly.
  - ▶ **Construction drawings for the Rolesville Road, Fowler Road, Louisburg Road, and East Young Street improvements will be prepared by Kimley Horn & Associates and submitted to NCDOT for review (hence the “by others” label). These labels have been removed from the preliminary plat and will instead be included with construction drawings. Furthermore, labels have been added requiring construction and certification of all offsite roadway improvements with Phase 1.**
10. The property’s east side bounds property’s within Wake County’s jurisdiction zoned R-30. While all the land areas are clearly being shown as being undeveloped/preserved, there is no Perimeter Buffer yard shown against PIN 1768602816 and 1768518609 – please explain why/how.
  - ▶ **A perimeter buffer has been added to the eastern property boundary. A 25’ Type 3 buffer is proposed for the portion of the property zoned RH-CZ. A 15’ Type 2 buffer is proposed for the portion of the property zoned RM-CZ. A note specifying that “all existing vegetation is to remain” has been added to these sections of perimeter buffer.**
11. Lighting Plan/Light Poles – Staff counts 71 on Sheet SL1.00; at FSP, Applicant must pay \$650 per pole (that is \$46,150 total). Staff will review locations in full detail at CID review to see if fewer and more efficient layouts can be accomplished, lowering developer investment, and Town perpetual power payments. Has Applicant yet spoken with DUKE Energy (either them or Wake Electric services the area) yet about the plan for this subdivision. Staff suggests applicant coordinate with power company earlier in CID creation rather than completely after the fact as has been the norm in Rolesville to date by current Staff’s experience.
  - ▶ **The lighting plan sheet has been removed from the preliminary plat drawings in addition to the landscape plan sheets. The lighting plan will be coordinated with Duke Energy during the construction drawing phase.**
12. Townhome Parking – the single grouping of off-lot parking to accomplish the requirement of the SFA (Townhome) parking requirement is anything but central and facilitating to the majority of TH dwelling units. All townhomes are garage front-loaded, which is permitted, but creates a more unpleasant living environment in townhome communities. Most TH Lots are 22’, which with a 10’ driveway leaves 12’ of curb in front of that lot; 12’ is too short to allow a vehicle to curb park. The combination of 22’ lot widths, front-loading driveway/garage, and small un-parkable curb areas creates streetscapes that invite quality of life issues relative to the streetscape.
  - a. Is Applicant creating a Deed restriction that prohibits on-street parking on one side of the townhome area streets?
    - ▶ **62 off-street parking spaces are proposed within the central townhome parking lot, with another 19 spaces proposed as surplus in the amenity center parking lot (in addition to the number of spaces required by the final amenity center design). To reduce pedestrian travel distance between parking and townhome units, additional private pathways from the central parking lot to the public sidewalk will be evaluated during construction drawings. 12’ wide driveways for one car garage townhomes are shown and will include an additional 18” of flare on each side (for a total width of 15’). This leaves approximately 7’ of curb length between each driveway. This is typical for 22’ wide front-loaded townhome developments and will restrict on-street parking.**

13. Off-site roadway improvements – PSP should be clearly showing the necessary Right-of-way dedication amounts per the Rolesville CTP and the approved TIA. Remove details on the roadway improvements from this PSP, and include them in CID; both Rolesville Road and Fowler Road are NCDOT facilities, and thus the required frontage and TIA improvements to those roadways must have planned reviewed and approved by NCDOT separately. This topic will be paramount during the CID review, but not now.
- ▶ ***Per discussion during the TRC meeting, Rolesville Road and Fowler Road typical sections and preliminary horizontal linework will remain in the preliminary plat set in order to demonstrate compliance with the approved TIA, 2021 CTP, and 2022 Bicycle Plan. Additional detail, including final grading, drainage, cross sections, etc. will be included within the construction drawings and submitted to NCDOT for review.***
14. The 50' PSNC Gas Main Easement – IF a recording reference exists, add it throughout plan set when referencing this Easement.
- ▶ ***Recording information for the 50' natural gas easement has been added to easement labels.***
15. OPEN SPACE – LDO 6.2.1.D.1:
- a. The RM District base standard is 12% of gross land.
    - ▶ ***Noted. Refer to the below response for comment 15.e.***
  - b. The RH District base standard is 15% of gross land.
    - ▶ ***Noted. Refer to the below response for comment 15.e.***
  - c. The 3.1.B. Cluster Option standard for the RM District is 40% gross land.
    - ▶ ***Noted. Refer to the below response for comment 15.e.***
  - d. Sheet C2.01 makes no mention of “Cluster”.
    - ▶ ***Noted. Refer to the below response for comment 15.e.***
  - e. Staff suggests a meeting to discuss the matter of demonstrating Open Space compliance of minimum requirements vs. proposed amounts. Staff can reference recent LDO subject PSP plans as example/guidance..
    - ▶ ***Per meeting with Town staff on 6/20/2024, the open space plan (sheet C2.01) has been revised to include a detailed tabulation of active open space areas as well as a tabulation of total and active open space area required and provided cumulatively by phase. A half-mile radius has been added to the amenity center to demonstrate compliance with LDO requirements. Active open space labels have also been added to the plan view.***

#### Cover

16. Application number – complete all references to PSP-24-02.
- ▶ ***Application number PSP-24-02 has been added to all sheets.***
17. Address - The address noted is 1321 Rolesville Rd; IMAPS has that address as just being for PIN 1768511519, which also includes property on the north side of Fowler Rd (NOT part of this project). Please provide correct addresses for the property involved in this plat; suggest PIN 1768511519 be split to detach the property in this project from the property on north side of Fowler.
- ▶ ***Existing parcel addresses are listed in the “Parcel Data” table located at the top left corner of the cover sheet (C0.00).***
18. Parcel Data – All 6 properties lack referencing the Zoning District as “CZ”; REZ-23-02 was for conditional zoning forms of RM and RH.

- ▶ **Zoning district “CZ” has been added to the parcel data table on Cover sheet.**

19. Site Data Table:

- ‘Existing Zoning’ - Change to be “CZ”, and add ‘per REZ-23-02’ as no two CZ Districts are the same (all are unique).
  - ▶ **Existing Zoning has been changed to include “CZ”.**
- Add the REZ-23-02 Conditions of Approval – alternately, see Overall comment, could add Conditions on a Sheet with the Concept Plan, and Cover sheet could reference that (See Sheet X for Conditions of Approval).
  - ▶ **The REZ-23-02 Conditions of Approval have been added. Note has been added to Cover to see Sheet C0.02.**
- ‘Existing Land use’ – this says Single-family residential Detached and Single-family residential Attached – is this meant to be the ‘Proposed land use’ ? The land is by large if not actually, vacant and undeveloped – Revise to be accurate; Staff views land as “vacant” even if there should be a single house or building planned for demolition.
  - ▶ **Existing Land Use has been revised to “Vacant”.**
- Revise to “Proposed TOTAL number of DWELLING units”.
  - ▶ **Revised.**
- Revise to “Proposed number of SINGLE-FAMILY ATTACHED DWELLING UNIT (Townhomes) LOTS”.
  - ▶ **Revised.**
- Revise to “Proposed number of Single Family DETACHED DWELLING UNIT Homes LOTS”.
  - ▶ **Revised.**
- Regarding Proposed lot sizes:
  - Must clearly differentiate between SFD and SFA lots, as SFD has its Standards in RM District LDO 3.1.2. and SFA has its Standards in RH District LDO 3.1.3.
    - ▶ **Zoning Data table has been added listing the minimum and proposed lot size for SFA within RH zoning and SFD within RM Zoning.**
  - For the SFD in the RM District, it must be made expressly clear that this subdivision is using the LDO 3.1.B Cluster Development Option.
    - ▶ **A note has been added per LDO Section 3.1.B Cluster requirements below the Zoning Data Table. Items using the cluster requirements have been denoted with an asterisk.**
- With 2 Zoning Districts and 2 Different Proposed Uses, Staff suggests creating a table to provide the following for each Zoning use; while some this information does not relate directly to the division of land, it makes it an easy lift to the CID plans, and the FSP’s – get it right once, carry it forward:
  - Maximum Building Height
  - Minimum Building Setbacks (this is where the SFD in RM would make clear utilizing 3.1.B. Cluster)

- iii. Minimum Lot Width (this is where the SFD in RM would make clear utilizing 3.1.B. Cluster)
- iv. Minimum Lot Area (this is where the SFD in RM would make clear utilizing 3.1.B. Cluster)
- v. Proposed Density within each Zoning District
- vi. Parking Provided (Townhome Use only)

▶ **Zoning data table has been added to cover sheet (C0.00).**

#### 20. Infrastructure Data Table:

- a. The “Units” line – break this down to differentiate SFD and SFA lots, by Phase.  
▶ **Units line has been split into SFD and SFA lots by phase.**
- b. Proposed Impervious Surface – these specific numbers indicate Applicant has done significant drainage study; add Impervious Coverage per Lot, per Use (SFD/SFA, Amenity Lot, others with planned Impervious), suggest a table to capture this.  
▶ **Maximum impervious allotment for each unit type has been added to Sheet C3.09.**

#### C1.05 & C1.06 & C1.07

21. PIN 1768602816 is ‘blank’ in its Zoning description – add it (W.C. R-30).

▶ **Zoning description has been added.**

#### C3.09

22. RH Zoning District LDO Section 3.1.3. for (Single-family) Attached states “Minimum 30’ between Structures.” This sheet in the lower left says “Minimum distance between Townhome Buildings [only permitted in the RH District] shall be 15 feet.” Please explain how this project is permitted to violate this LDO requirement, or revise to State 30’ separation shall be provided, and revise drawings to demonstrate that.

▶ **Townhome layout has been revised to provide a minimum of 30’ between units.**

#### C4.00

23. References to Rolesville Crossing should not be “proposed”; that project has approved Preliminary Subdivision and Construction Drawing plans and thus is not proposed but rather approved per those Town numbered plans; revise to reference the approved Town Application plans

▶ **Rolesville Crossing references have been updated to include Town Approval CD-21-08.**

## ENGINEERING

**Jacqueline Thompson, PE**

#### C0.00

1. Please include the submittal number on the cover sheet (PSP-24-02). a. This comment applies to the title block on all sheets.  
▶ **Application Number “PSP-24-02” has been added to all sheets.**
2. Include in the Site Data table: River basin, Existing Impervious, Proposed Impervious, Parking Data, Tree Coverage Data; Show density for RH and RM separately.  
▶ **Site Data Table has been revised to include the items noted above.**

#### C1.08

3. The linework shown on this sheet appears to be proposed linework. No existing conditions or demolition work seems to be shown. Please review and update the sheet accordingly. Include notes and leaders to clarify the work that is to occur.
  - ▶ **Plan shows the existing conditions for Louisburg Road and E. Young Street. Pavement, striping, and culverts to be demolished have been labeled.**

### C3.00

4. Please clarify what the space adjacent to the private parking will be used for (open space? amenity?). The previous sheet shows it as open space but it is not labeled as other OS areas are.
  - ▶ **The open space plan (C2.01) has been revised to show additional detail per meeting with Town staff on 6/20/2024.**
5. Please label all road names. If road names are not determined yet, use placeholder names.
  - ▶ **Approved road names have been added.**
6. Please grey back work "by others" for clarification of what is to be constructed as part of this plan. Sheet
  - ▶ **The 10' concrete multi-use path along the Rolesville Road frontage as well as all other improvements required by the approved TIA, 2021 CTP, and 2022 Bicycle Plan are shown as black and are proposed as part of this preliminary plat. Improvements proposed with approved projects CD-21-07 and CD-21-08 are now labeled accordingly and greyed out.**

### C3.01

7. Label the private driveway.
  - ▶ **Existing private driveway within adjoined parcel has been labeled.**
8. Please confirm if the sidewalk along Rolesville Road is part of this project or by others; please grey back any work done by others. a. This comment applies to all applicable sheets.
  - ▶ **The 10' concrete multi-use path along the Rolesville Road frontage as well as all other improvements required by the approved TIA, 2021 CTP, and 2022 Bicycle Plan are shown as black and are proposed as part of this preliminary plat. Improvements proposed with approved projects CD-21-07 and CD-21-08 are now labeled accordingly and greyed out.**

### C3.03

9. Consider adding labels or a table to help clarify what each lot type and zoning is. Changing between Sheets C2.00, the site plan and C3.09 to keep track of zoning types was time consuming. The label could go with the phasing label for clarity. Some sheets have the clarification when the zoning line is on it, but some sheets don't have that clarification.
  - ▶ **A table has been added to sheet C3.00 to summarize phasing, zoning, and lot types.**

### C3.07

10. Show the site distance triangles at Fowler Road.
  - ▶ **Standard 10'x70' SDTs are shown at all project intersections. NCDOT/AASHTO site triangles at site entrances will be shown at construction drawings.**

### C3.08

11. Please provide general construction notes for the road improvements.
  - ▶ **Noted. To be addressed at construction drawings.**
12. Show and label where the proposed curb will tie into existing.



- ▶ **Curb is not proposed as part of the improvements along E. Young Street. The proposed edge of pavement will tie into the existing edge of pavement.**
- 13. Show and label where the proposed multi-use path will tie into existing.
  - ▶ **The existing multi-use path has been added and the connection to the existing multi-use path is now shown.**
- 14. Please verify all labels are accurately labeling and pointing at the infrastructure.
  - ▶ **Revised.**

### C3.09

- 15. The Town's Standards Manual Specifies a minimum 37' radii to the face of curb for cul-de-sacs. Please ensure that cul-de-sac meets engineering standards.
  - ▶ **Cul-de-sac cross section has been revised.**
- 16. Trees are not allowed in utility strip per LDO section 6.2.2.2.D.3. Please revise the typical section accordingly.
  - ▶ **Trees have been removed from cul-de-sac cross section.**
- 17. Typical sections should reflect according to what is in the plans; Valley curb is shown on the plans in some locations.
  - ▶ **Curb shown on typical cross section has been revised to 2'-6" Standard Valley Curb & Gutter.**
- 18. The Town's Standards Manual specifies 12-foot lanes minimum; please review and adjust accordingly.
  - ▶ **Lane width has been revised to 12'. Site plan has been adjusted accordingly.**
- 19. The Town's Standards Manual specifies curb type for local residential vs. residential collector roads. Please review and adjust accordingly.
  - ▶ **Curb shown on typical cross section for local residential streets has been revised to 2'-6" Standard Valley Curb & Gutter.**
- 20. The townhomes are shown zoned as RH on the Phasing plan sheet C2.00. Please verify the zoning for townhome units and adjust accordingly.
  - ▶ **Zoning for Townhomes has been updated to RH-CZ.**
- 21. The detached front-loaded units are shown zoned as RM on the Phasing plan sheet C2.00. Please verify the zoning for detached front loaded units and adjust accordingly.
  - ▶ **Zoning for Detached Housing has been updated to RM-CZ.**

### C4.03

- 22. If the adjacent project watermain is not yet constructed, a blow off assembly will be required for this project. Please clarify the intended order of construction.
  - a. This comment applies to multiple sheets.
    - ▶ **Rolesville Crossing Subdivision (CD-21-08) has been approved and is assumed to be in construction by the time of Broadmoor Project approval. Note has been added to terminate water main with a temporary BOA at the site boundary if the Rolesville Crossing Subdivision BOA has not yet been constructed.**

### C4.07

23. Please confirm if a future sewer connection will be occurring at the north end of the proposed sewer, near Fowler Road.

- ▶ **Gravity sewer has been stubbed to northern site boundary at Fowler Road per City of Raleigh requirements.**

#### C5.00

24. Show the access and maintenance easements for all proposed SCMs.

- ▶ **Access and maintenance easements are shown and labeled as Private Stormwater Control Structure and Access Easement (PSCSAE) on the Site and Storm Drainage & Grading Plan sheet.**

25. Verify all slopes are 3:1 slopes or flatter.

- ▶ **Slopes shown on Storm Drainage & Grading Plan sheets are a maximum 3:1. Additionally, Note #17 has been added to Grading Notes on C0.01 that all proposed slopes shall be graded to 3:1 or flatter unless otherwise noted.**

#### C5.01

26. The Town's preference is to not have CB grates in driveways. Please review the stormwater layout to adjust accordingly.

- ▶ **Catch basin grates have been adjusted out of the driveways to the maximum extent possible. For the catch basins unable to be moved due to conflict with utilities, the catch basin shall be proposed as a valley grate type inlet.**

#### C5.03

27. If a drainage swale is crossing more than 2 lots, a drainage easement will be required.

- ▶ **Drainage easements have been added where drainage swales are crossing at least 2 lots or more.**

#### Construction Drawings:

Please consider the following for CDs; These comments are shown as green in the markups and are not required for approval of the preliminary plat:

- A. Please confirm if the phasing aligns with utilities and stormwater management or if it is just related to COs and home building.
  - ▶ **Proposed phasing aligns with proposed utilities and proposed storm drainage/stormwater management.**
- B. It is highly recommended that all pedestrian ramps be reviewed; a lot of them direct pedestrians to the center of the intersection rather than across the road directly to a receiving ramp. We recommend adding pedestrian crosswalks and ramps for review.
  - ▶ **All pedestrian ramps point to the center of the (un-striped) crosswalk which crosses the intersection perpendicular at a typical distance from the edge of travel. Crosswalk striping for local residential streets can be added to the preliminary plat or at construction drawings if required by the Town.**
- C. The Town Standards Manual and LDO requires all stop bars to be located 4' behind the crosswalks.
  - ▶ **All stop bars are located 4' behind the crosswalks.**

- D. A signage and striping plan will be required for review, including crosswalks, striping, stop signs, speed limit signs, and other applicable signs.
  - ▶ **Noted. To be addressed at construction drawings.**
- E. Provide temporary barricades or fences at any road stub/future connection.
  - ▶ **Noted. To be addressed at construction drawings.**
- F. Please provide a temporary construction easement for all work outside of the property line. a. If an agreement with the adjacent property owner is in place, please clarify.
  - ▶ **Noted. To be addressed at construction drawings.**
- G. Top and bottom elevations of retaining walls will be required. If the wall is greater than 30", fall protection will be required.
  - ▶ **Noted. To be addressed at construction drawings.**
- H. Stormwater calculations required for CDs:
  - a. HGLs for 10-year storm event.
  - b. HGLs for culverts 25-year storm event.
  - c. Gutter spread calculations.
  - d. Pre and post development drainage areas.
  - ▶ **Noted. To be addressed at construction drawings.**

## PLAN MARK-UPS

### C0.00

1. Update PSP-24-02; applies to all sheets.
  - ▶ **Application number "PSP-24-02" has been added to all sheets.**
2. Include in Site Data Table: River Basin. Existing Impervious, Proposed Impervious. Parking Data. Tree Coverage Data. Show Density for RH and RM separately.
  - ▶ **Site Data Table has been revised to include the items noted above.**

### C1.08

3. This looks like proposed work, not existing conditions and demo. Please confirm what this page is; if there is demo needed, please include notes and leaders to explain what is going on.
  - ▶ **Plan shows the existing conditions for Louisburg Road and E. Young Street. Pavement, striping, and culverts to be demolished have been labeled.**

### C3.00

4. Please clarify what this space will be used for. The previous page shows open space but it is not labeled as other OS areas are.
  - ▶ **The open space plan (C2.01) has been revised per meeting with Town staff on 6/20/2024.**
5. Label road names. If road names are not determined yet, add placeholders names.
  - ▶ **Approved road names have been added.**
6. Work by others/not part of this plan should be grey for clarification



- ▶ **The 10' concrete multi-use path along the Rolesville Road frontage as well as all other improvements required by the approved TIA, 2021 CTP, and 2022 Bicycle Plan are shown as black and are proposed as part of this preliminary plat. Improvements proposed with approved projects CD-21-07 and CD-21-08 are now labeled accordingly and greyed out.**

### C3.01

7. Label Private Driveway

- ▶ **Existing private driveway within adjoiner parcel has been labeled.**

8. Please confirm if the sidewalk is part of this project or by others. Work by others or not part of these plans should be greyed out; Otherwise labels and dimensions should be provided.

- ▶ **The 10' concrete multi-use path along the Rolesville Road frontage as well as all other improvements required by the approved TIA, 2021 CTP, and 2022 Bicycle Plan are shown as black and are proposed as part of this preliminary plat. Improvements proposed with approved projects CD-21-07 and CD-21-08 are now labeled accordingly and greyed out.**

### C3.03

9. Consider adding labels or a table to help clarify what each lot type and zoning is. Changing between Sheets C2.00, the site plan and C3.09 to keep track of zoning types was time consuming. The label could go with the phasing label for clarity. Some sheets have the clarification when the zoning line is on it, but some sheets don't have that clarification.

- ▶ **Noted. To be addressed at construction drawings.**

### C3.07

10. Show the sight distance triangles.

- ▶ **Standard 10'x70' SDTs are shown at all project intersections. NCDOT/AASHTO site triangles at site entrances will be shown at construction drawings.**

### C3.08

11. Please provide general construction notes for the road improvements.

- ▶ **Noted. To be addressed at construction drawings.**

12. Show existing curb connection.

- ▶ **Curb is not proposed as part of the improvements along E. Young Street. The proposed edge of pavement will tie into the existing edge of pavement.**

13. Show existing multi-use path connection

- ▶ **The existing multi-use path has been added and the connection to the existing multi-use path is now shown.**

14. This appears to be curb; please clarify all leaders and what they are pointing to.

- ▶ **Curb is not proposed. Layout has been revised to reduce the paved shoulder to match edge of pavement at tie-ins.**

### C3.09

15. The Town's Standards Manual specifies 37' to face for cul-de-sacs.

- ▶ **Cul-de-sac cross section has been revised.**

16. No trees are allowed within the grass utility strip.

- ▶ **Trees have been removed from cul-de-sac cross section.**

17. Valley curb on some streets in plans; typical sections should reflect accordingly.
  - ▶ **Curb shown on typical cross section has been revised to 2'-6" Standard Valley Curb & Gutter.**
18. The Town's Standards Manual specifies 12' lanes minimum; please review and adjust accordingly.
  - ▶ **Lane width has been revised to 12'. Site plan has been adjusted accordingly.**
19. The Town's Standards Manual specifies curb type for local residential vs. residential collector roads. Please review and adjust accordingly.
  - ▶ **Curb shown on typical cross section for local residential streets has been revised to 2'-6" Standard Valley Curb & Gutter.**
20. All Townhomes shown in RH Zone According to the Phasing Plan Sheet C2.00. Please verify the zoning.
  - ▶ **Zoning for Townhomes has been updated to RH-CZ.**
21. All Detached Housing is shown as RM zoning according to the Phasing Plan Sheet C2.00. Please verify the zoning.
  - ▶ **Zoning for Detached Housing has been updated to RM-CZ.**

#### C4.03

22. If the adjacent project watermain is not yet constructed, a blow off assembly will be required for this project. Please clarify the intended order of construction.
  - ▶ **Rolesville Crossing Subdivision (CD-21-08) has been approved and is assumed to be in construction by the time of Broadmoor Project approval. Note has been added to terminate water main with a temporary BOA at the site boundary if the Rolesville Crossing Subdivision BOA has not yet been constructed.**

#### C4.04

23. If the adjacent project watermain is not yet constructed, a blow off assembly will be required for this project. Please clarify the intended order of construction.
  - ▶ **Rolesville Crossing Subdivision (CD-21-08) has been approved and is assumed to be in construction by the time of Broadmoor Project approval. Note has been added to terminate water main with a temporary BOA at the site boundary if the Rolesville Crossing Subdivision BOA has not yet been constructed.**

#### C4.07

24. Please confirm if a future sewer connection will occur at the north end of the proposed sewer, near Fowler Road.
  - ▶ **Gravity sewer has been stubbed to northern site boundary at Fowler Road per City of Raleigh requirements.**

#### C5.00

25. Show access and maintenance easements for all ponds.
  - ▶ **Access and maintenance easements are shown and labeled as Private Stormwater Control Structure and Access Easement (PSCSAE) on the Site and Storm Drainage & Grading Plan sheets.**
26. Ensure all slopes are maximum 3:1 slope.

- ▶ **Slopes shown on Storm Drainage & Grading Plan sheets are a maximum 3:1. Additionally, Note #17 has been added to Grading Notes on C0.01 that all proposed slopes shall be graded to 3:1 or flatter unless otherwise noted.**

27. Top and bottom elevations of retaining wall will be required. If walls are greater than 30", fall protection will be required.

- ▶ **Noted. To be addressed at construction drawings.**

#### C5.01

28. The Town's preference is to not have CB grates in the driveways; please review the storm layout (throughout the site) to adjust accordingly.

- ▶ **Catch basin grates have been adjusted out of the driveways to the maximum extent possible. For the catch basins unable to be moved due to conflict with utilities, the catch basin shall be proposed as a valley grate type inlet.**

#### C5.03

29. If a drainage swale is crossing more than 2 lots, a drainage easement will be required.

- ▶ **Drainage easements have been added where drainage swales are crossing at least 2 lots or more.**

Sincerely,

WithersRavenel

Bryant Inge, PE  
Project Manager