

## V2 - Response to the V1 Comments

January 2, 2025

Town of Rolesville  
Planning Department  
211 S Main St  
Rolesville, NC 27571

**RE: Broadmoor  
CID, 1<sup>st</sup> Review  
Town of Rolesville Project No. CID-24-06  
WR Project No. 23-0045**

To whom it may concern,

We are writing this letter in response to comments dated 12/7/2024. Each of the comments are repeated below, followed by our response.

### PLANNING

*Michael Elabarger*

#### General

1. Provide a written response to ALL comments.
  - ▶ ***A written response has been provided for all comments.***
2. Add revision dates to all submittal materials.
  - ▶ ***Revision dates have been updated accordingly.***
3. Reduce Plan set file size, "OPTIMIZE", to ensure plan set is the least KB possible. IF over 100MB, split into EQUAL file size parts.
  - ▶ ***Plan set file has been split into equal parts for this submittal.***
4. Please note the new Rezoning application to the east (REZ-24-04). Though late-coming, please consider synergies and efficiencies that may be possible with this project; see Parks comment.
  - ▶ ***Noted. A greenway easement has been provided based on Parks comment for future connection***

#### C0.0 - Cover

5. Add "CID-24-06" to the Cover sheet (completing the CID-YR-XX) and on every plan set sheet.
  - ▶ ***"CID-24-06" has been added to the Cover sheet and the rest of the plan set.***
6. Cover Sheet / Site Data Table – revise this to state "Preliminary Subdivision Approval: PSP 24-02, <<date>>". The big CID in the center of Cover, & inclusion on each sheet, covers the App # reference for THIS application / plan set.
  - ▶ ***"PRELIMINARY SUBDIVISION APPROVAL: PSP-24-02, 11/19/2024" has been added to the site data table on the Cover sheet.***

7. Zoning Data Table – For/under the RH-CZ column, it is missing the LDO Section 3.1.3/Table 3.1.3 standard for minimum building separation of 30'; this should have been fleshed out on PSP, apologies if it was not a comment then. Please revise to express this unique-to-Attached Sf standard.
  - ▶ **The minimum building separation of 30' has been added to the zoning data table on the Cover sheet.**
8. Notes #1 – This is exact same Note as is on the PSP; Should this not say “Construction Infrastructure Drawings” rather than [PSP] or perhaps ‘this CID, and the pre-requisite approval of the PSP’, or similar, to convey the cumulative building of development entitlements all grounded in the (LDO version at time of initial entitlement)? Staff is happy to wordsmith w/ Applicant this is a recurring situation across all (Town) developments.
  - ▶ **Note #1 on the Cover sheet has been updated accordingly.**
9. Infrastructure Data Table – Consider renaming to ‘Infrastructure/Phasing Data Table’ to emphasize the Phasing aspect.
  - ▶ **The Infrastructure Data Table has been updated to ‘Infrastructure/Phasing Data Table’ on the Cover sheet.**
10. Infrastructure Data Table – Are all “Streets” the same, presuming 50' ROW residential streets? If so can a notation or note expressing that that is their size/scope/detail. IF various widths, notate that. This will be a requirement on eventual Final Plats, which directly relates to Town’s Powell Bill program. Thank you.
  - ▶ **Streets have been updated on the table to divide the data between the different widths.**

#### L1.08 – Landscape Plan

11. This note is in essence declaring Non-compliance and requesting a “variance” from the LDO; revise it to speak to an ‘in the future’ site inspection (during actual construction by the LDA to determine if existing vegetation = the required minimum landscaping. Staff is happy to consider, case by case, existing conditions and non-disturbance in favor of disturbance for Buffer installation.
  - ▶ **Note has been revised for clarity and to include future site visit requirement**

#### SL1.00 – Lighting Plan

12. This says that 81 poles are to be installed;
  - a. Provide a table that breaks down the number of Street light poles in public right-of-ways, by Phase. This will be required to determine the one time \$650/pole fee at time of Final Plat submittal / review. Poles in private parking lots should be noted as such (they can still be counted, so that all [81] poles in the subdivision are counted and reflected, but the important aspects is those in public ROW). It would be great if the poles were numbered to assist with this. Also:
  - b. LDO 6.6.G.13 – “Light fixtures shall not exceed thirty (30) feet in height in vehicle use areas (such as rights-of-way and parking areas).” – SL1.00 indicates maximum height to be 35' – revise to comply.
  - ▶ **Lighting table has been revised to break out ROW vs Parking lights by phase. Light poles have been revised to 30' height**

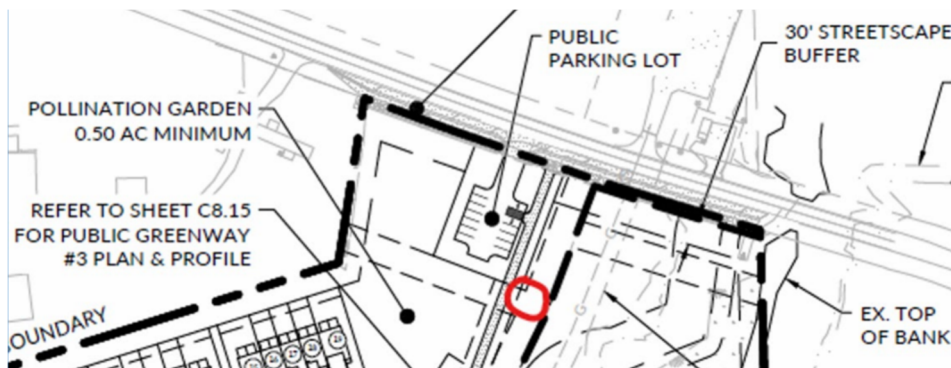
## PARKS & RECREATION

### Eddie Henderson

13. Revised and add/include the Greenway path and boardwalk details per the Standard Engineering Manual (link below). This Manual contains the standards for construction of (Greenway boardwalks) constructed in 2024 and beyond. <https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf>

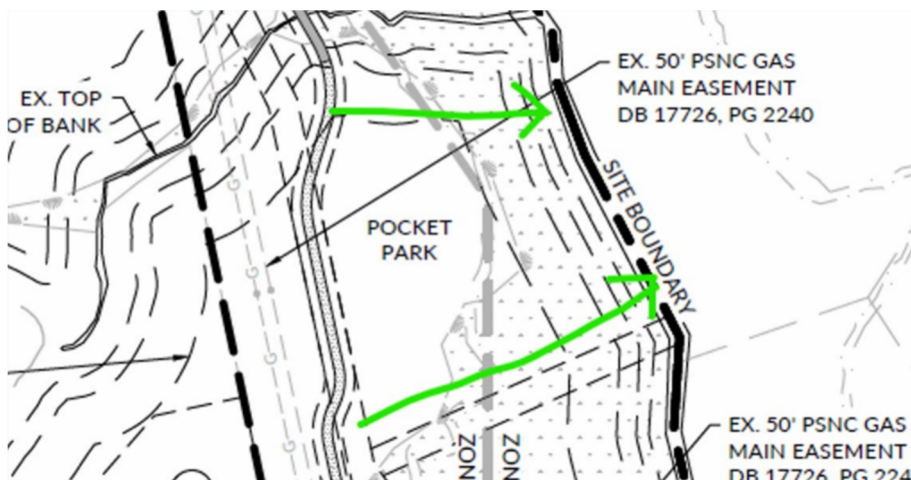
▶ **A Greenway and a Greenway boardwalk detail have been added to sheet C10.01.**

14. Revise to show 10' by 10' Outdoor Museum Station near public parking lot off of Fowler Road; see clip below. Staff and Planning Board members have discussed this in the past about this monument at this location.



▶ **A 10' by 10' Outdoor Museum Station has been added next to the greenway and labeled on sheet C3.07.**

15. Please refer to REZ-24-04, adjacent/east of Broadmoor, submitted by Hopper Communities. Please consider revising Greenway to provide stub to property line with this parcel to facilitate the Connection of Greenways of Broadmoor, Rolesville Crossing and this future development for the benefit of all residents (see attachment for potential stub locations near pocket park). (Note, it may be too late for this comment, but even a Greenway easement would provide future potential for pedestrian connectivity.)



▶ **A Greenway Easement for future connection has been added to sheet C3.05.**

## ENGINEERING

*Jacque Thompson*

### C0.0 – Cover

16. Revise “CID-YR-XX” to “CID-24-06”

- ▶ ***The Cover sheet and border have been updated to “CID-24-06”.***

### C0.01 – Index of Sheets

17. Update the title block – this comment applies to all sheets.

- ▶ ***The title block has been updated throughout the plan set.***

### C3.00 – Overall Site Plan

18. If the subdivision to the south is considered existing, then please show it on the existing conditions sheet and all applicable sheets, along with demo of the hammerhead.

- ▶ ***Per discussion in the TRC meeting, a label has been added to the existing conditions sheets referencing hammerhead information on sheet C3.03.***

### C3.01 – Site Plan

19. Please confirm if there are easements for all retaining walls.

- ▶ ***Per discussion in the TRC meeting, no easements have been added to HOA maintained property but all retaining walls encroaching on privately owned lots have an access easement shown and labeled.***

### C3.03 – Site Plan

20. Please show the existing hammerhead and removal on the existing conditions / demo sheet, respectively.

- ▶ ***Per discussion in the TRC meeting, a label has been added to the existing conditions sheets referencing hammerhead information on sheet C3.03.***

### C3.04 – Site Plan

21. Per the Town Standards Manual all greenway boardwalks shall have a 10’ concrete approach pad on each side – this comment applies to all greenway boardwalks.

- ▶ ***A 10’ concrete approach pad has been added and labeled for all greenway boardwalks.***

22. Please confirm the location of the boardwalk in the southeast corner of the site and confirm if it needs to extend to the edge of the 50’ Riparian buffer, or if it based on grades.

- ▶ ***The boardwalk in this location is based on grades and avoiding wetland impact.***

### C3.06 – Site Plan

23. Please confirm the required permitting is being submitted for wetland disturbance.

- ▶ ***The 401/404 permitting was submitted for review 12/18/2024.***

### C4.00 – Overall Utility Plan

24. If the section of sanitary sewer in the southeast corner of the site is existing, please gray back.

- ▶ ***This section of sanitary sewer is existing/not proposed with this plan set and has been grayed back.***

#### C4.01 – Utility Plan

25. Please clarify when construction of the water crossing at Rolesville Road will occur. Will it be before / with the roadway construction?
- ▶ ***The water crossing will be constructed before road improvements. The labels on C4.01 and C4.03 have been updated to clarify.***

#### C5.01 – Storm Drainage Plan

26. Please include a drainage schedule for structures and pipes. It appears some pipe information is missing from the plans.
- ▶ ***Sheet C5.08 has been added to include a drainage schedule for structures and pipes. Also missing labels have been added to the plans.***
27. Please confirm if the pipe within the 10' drainage easement by others, in the northwest corner of the site, is an inlet or outlet. Adjust grading/drainage accordingly.
- ▶ ***The referenced pipe is an inlet associated with the road improvement plans by others.***
28. The Town of Rolesville prefers all catch basins to be outside of driveways; please review and adjust as is possible. Confirm CBs are far enough away from driveways for curb transitions (see page 3 of Standards Manual), since valley curb is being used on site. Include a detail for curb transitions.
- ▶ ***Per discussion in the TRC meeting, we have added the curb transitions in all locations that are possible with other horizontal constraints. These curb transitions have been hatched and labeled on the Site Plan sheets.***
29. Easements shall be a minimum of 20' wide – this comment applies to all PDE.
- ▶ ***Per discussion in TRC meeting, we have evaluated pipe depth for private drainage and have updated to a 20' wide easement in necessary areas.***
30. Reference page numbers for SCM detail / plan & profiles.
- ▶ ***All SCM labels have been updated to reference their associated detail/plan & profile sheets.***

#### C5.04 – Storm Drainage Plan

31. Adjust text to avoid overlap.
- ▶ ***Text overlap has been adjusted in the marked location.***

#### C5.06 – Storm Drainage Plan

32. Label the catch basin off CB-102 (clouded in markups).
- ▶ ***A label for CB-116 has been added as requested.***

#### C6.01 – Grading Plan

33. Confirm all pedestrian ramps provide ADA compliance with ramps and landings.
- ▶ ***All pedestrian ramps have been reviewed and updated to comply with ADA compliance.***

#### C7.01 – Erosion Control (Stage 1)

34. Please confirm if the pipe within the 10' drainage easement by others, in the northwest corner of the site, is an inlet or outlet. Adjust grading, drainage accordingly.

- ▶ **The referenced pipe is an inlet associated with the road improvement plans by others. Inlet protection has been added to the pipe network associated with the road improvements.**

#### C8.01 – Picasso Drive & Seurat Place Plan & Profile

35. Label the ROW lines in plan view on all Plan / Profile sheets.
- ▶ **ROW labels have been added to plan view on all Plan/Profile sheets.**

#### C8.05 – Titian Avenue Plan & Profile (9+50 – 19+00)

36. Vertical Curve lengths shall be in 50' increments for the Town of Rolesville.
- ▶ **Vertical Curve lengths have been updated to be in 50' increments.**

#### C8.07 – Delacroix Drive Plan & Profile (9+50 – 18+50)

37. Show existing storm drainpipes within Rolesville Road as grayed back/existing.
- ▶ **Storm within Rolesville Road has been grayed back.**
38. Vertical Curve lengths shall be in 50' increments for the Town of Rolesville.
- ▶ **Vertical Curve lengths have been updated to be in 50' increments.**

#### C8.09 – Munch Drive Plan & Profile (9+50 – 14+50)

39. Vertical Curve lengths shall be in 50' increments for the Town of Rolesville.
- ▶ **Vertical Curve lengths have been updated to be in 50' increments.**

#### C8.12 – Greenway 1 Plan & Profile (10+00 – 25+00)

40. Per the Town Standards Manual all greenway boardwalks shall have a 10' concrete approach pad on each side.
- ▶ **Concrete approach pads have been added and labeled on each side of greenway boardwalks.**
41. Adjust the text/leader so it is not cut off.
- ▶ **The text/leader has been adjusted to not cut off.**
42. The callout for the greenway boardwalk near Station 11+00 seems to be in the wrong location. Please confirm and adjust accordingly.
- ▶ **Unnecessary boardwalk callout has been removed in this location.**

#### C8.13 – Greenway 1 Plan & Profile (39+50 – 48+00)

43. Greenways shall have a 2' shoulder with 3:1 grading; ensure this fits in the easement with the fill around Station 28+00.
- ▶ **Greenway easements have been updated to variable widths to ensure the associated grading will fit within it.**
44. The minimum grade for the greenway shall be 0.50% for drainage (boardwalks are the exception).
- ▶ **Per discussion in the TRC meeting, this location runs along the top of dam of SCM 2 and will remain as is.**
45. Ensure all impacts are being permitted; it appeared quite a bit of fill is occurring in the floodplain.
- ▶ **Impacts associated with this project are in the process of being permitted.**

#### C8.14 – Greenway 1 Plan & Profile (24+50 – 40+00)

46. Confirm if a pedestrian ramp will be provided adjacent to the parking lot off Fowler Road.
- ▶ ***Due to the flat nature of the grading and lack of curb & gutter in the parking lot no pedestrian ramp has been provided.***

#### C8.15 – Greenways 2 & 3 Plan & Profile

47. Confirm the grading will fit on the easement with the fill near Station 12+00 for Greenway 002.
- ▶ ***Greenway easements have been updated to variable widths to ensure the associated grading will fit within it.***
48. Please try to get the greenway to less than 2% grade in all directions on Greenway 002, to account for a landing area with ADA consideration.
- ▶ ***Profiles have been updated to reflect the grading of less than 2% in all directions.***
49. Please look at getting the grades to 2% or less for ADA consideration on Greenway 003.
- ▶ ***Profiles have been updated to reflect the grading of less than 2% in all directions.***

#### C9.01 – SCM 1 Plan & Profile

50. Point leader to the rip rap dissipator.
- ▶ ***Leader has been revised to point at rip rap dissipator.***

#### C9.05 – SCM Details

51. Update the detail for the Concrete Pipe Collar at Structure with the referenced sheet number.
- ▶ ***Sheet reference has been updated in Concrete Pipe Collar at Structure detail.***
52. Need a headwall detail if the SCM#4 outfall changes.
- ▶ ***The SCM #4 outfall has remained a flared end section, however a headwall detail has been added to account for SCM #1 and #3's outfall change to a headwall.***
53. Update the sheet number on the Auxiliary Spillway Control Section detail.
- ▶ ***Thank you for your comment. The Auxiliary Spillway has been revised to be rip rap and the label has been updated.***

#### C10.00 – Site Details

54. Per the Town of Rolesville Standards Manual, please adjust the typical section to meet Town standards instead of COR.
- ▶ ***The COR detail has been removed. Please see sheet C3.08 for typical roadway sections.***
55. Pedestrian ramps should follow NCDOT standard details.
- ▶ ***Curb ramp details have been updated to the NCDOT standard details.***

#### C10.01 – Site Details

56. The City of Raleigh cul-de-sac detail appears to be unnecessary since the typical cul-de-sac sections are provided on Sheet C3.08.
- ▶ ***The COR cul-de-sac detail has been removed from sheet C10.01.***

#### C10.06 – NCDOT Details

57. Is the Interstate and Freeway detail for Grading Subgrade the appropriate detail? There is no interstate or freeway on this project.

- ▶ ***The unnecessary NCDOT details have been removed from sheet C10.06.***

#### C10.08 – Erosion Control Details

58. Erosion control details should be Wake County details.

- ▶ ***Erosion control details have been updated to Wake County details.***

#### C11.01 – Signage & Pavement Markings Plan

59. Please confirm the intent for the crosswalk striping. Please see the Town of Rolesville Standards Manual for crosswalk requirements, as they apply.

- ▶ ***Crosswalk striping has been added at all curb ramp crossings as requested.***

#### C11.03 – Signage & Pavement Markings Plan

60. Include only current/relevant property information for the subdivision to the south.

- ▶ ***Based on Wake County iMaps this property information is current.***

#### C11.04 – Signing & Pavement Markings Plan

61. Include current property information for the subdivision to the south.

- ▶ ***Based on Wake County iMaps this property information is current.***

#### C11.05 – Signage & Pavement Markings Plan

62. Consider if this sheet needs to be included; there appears to be no signing or striping present.

- ▶ ***For consistency with the rest of the plan set and key maps this sheet remains included.***

#### C11.06 – Signage & Pavement Markings Plan

63. Consider shifting Sheet C11.01 slightly to fit the whole cul-de-sac (Sisley Place) on one sheet since the road and parking are the only signing and striping present on this sheet.

- ▶ ***For consistency with the rest of the plan set and key maps this sheet remains included as is.***

#### L1.01 – Landscape Plan

64. Confirm all light pole locations will not conflict with utilities and services.

- ▶ ***Light pole locations have been located away from utilities***

65. Fix the overlap of the roadway text to the linework – this comment applies to all sheets in numerous locations.

- ▶ ***Text was revised to avoid overlapping***

#### L1.02 – Landscape Plan

66. Please clarify what the circle around the light poles represents. Label and make sure it is consistently shown on all lighting sheets.

- ▶ ***Circle was used internally as a tree setback from light poles. They have been removed.***

67. Confirm that the location of the streetlights will not interfere with driveways on all lighting sheets.

- ▶ ***Street lights have been moved away from driveway locations***



68. Streetlights should be located behind the sidewalk. Please revise accordingly.

- ▶ **Streetlights have been moved to behind sidewalk**

#### L1.07 – Landscape Plan

69. Confirm the location of the tree in the northeast corner; it appears it may be located over a storm pipe.

- ▶ **Tree location has been revised to avoid stormwater pipe**

#### SL1.00 – Lighting Exhibit

70. Per the LDO, light fixtures shall not exceed 30 feet in height in ROWs. Please revise accordingly.

- ▶ **Light poles have been changed to 30' height**

71. Confirm the Model Number is correct and/or update; it does not seem to match the details provided. Please clarify the difference between the two provided models.

- ▶ **Model number has been updated to match the correct light**

## CORPUD

### **Tim Beasley**

#### C0.0 – Cover

72. Please use Raleigh's public improvements quantities table on the cover. Please email me for this.

- ▶ **Raleigh's public improvements quantities table has been added to the cover sheet.**

73. Please add a note to the cover that the infrastructure and pump station associated with Rolesville Crossing (S-5396) must be accepted by Raleigh prior to Broadmoor recording lots.

- ▶ **Note #3 has been added to the cover stating that the infrastructure and pump station associated with Rolesville Crossing (S-5396) must be accepted by Raleigh prior to Broadmoor recording lots.**

#### C4.01 – Utility Plan

74. 20' CORWLE should be shown here for the public waterline extension outside of the R/W.

- ▶ **As discussed over email, this waterline remains in the proposed R/W so no easement has been added.**

#### C4.03 – Utility Plan

75. 20' CORWLE should be shown here for the public waterline extension outside of the R/W.

- ▶ **As discussed over email, this waterline remains in the proposed R/W so no easement has been added.**

#### C4.04 – Utility Plan

76. This offsite easement will either need to be dedicated by deed with Raleigh's deed template or by plat (Rolesville Crossing) prior to CD approval.

- ▶ **The offsite easement has been recorded with City of Raleigh**

#### C8.03 – Bearden Street Plan & Profile

77. These can be SDR 25 PVC.

- ▶ *The pipe materials have been updated accordingly.*

#### C8.05 – Titian Avenue Plan & Profile

78. These can be SDR 25 PVC.

- ▶ *The pipe materials have been updated accordingly.*

#### C8.06 – Titian Avenue Plan & Profile

79. Installation depth from 12' – 20' can be SDR 26 PVC.

- ▶ *The pipe materials have been updated accordingly.*

#### C8.08 – Delacroix Drive Plan & Profile (18+50 – 27+50)

80. Installation depth from 12' – 20' can be SDR 26 PVC.

- ▶ *The pipe materials have been updated accordingly.*

#### C8.16 – Sewer Outfall A (10+00 – 25+00) Plan & Profile

81. Installation depth from 12' -20' can be SDR 26 PVC.

- ▶ *The pipe materials have been updated accordingly.*

#### C8.17 – Sewer Outfall A (10+00 – 25+00) Plan & Profile

82. Installation depth from 12' -20' can be SDR 26 PVC.

- ▶ *The pipe materials have been updated accordingly.*

#### C8.18 – Sewer Outfall A (39+50 – 52+00) Plan & Profile

83. This needs to be verified now prior to construction and sewer should be designed to accommodate.

- ▶ *The approximate vertical location we have listed has been determined using interpolation based on test holes near our crossings. These notes for contractor verification are a precautionary measure to ensure adequate separation if there are minor differences in field conditions.*

84. Installation depth from 12' – 20' can be SDR 26 PVC.

- ▶ *The pipe materials have been updated accordingly.*

#### C8.19 – Sewer Outfalls B & C Plan & Profile

85. This needs to be verified now prior to construction and sewer should be designed to accommodate.

- ▶ *The approximate vertical location we have listed has been determined using interpolation based on test holes near our crossings. These notes for contractor verification are a precautionary measure to ensure adequate separation regardless of minor differences in field conditions.*

86. Installation depth from 12' – 20' can be SDR 26 PVC.

- ▶ *The pipe materials have been updated accordingly.*

## WAKE CO FIRE / EMS

**Brittany Hocutt**

87. Move/Remove TREES that are shown to be near or on TOP of Fire Hydrants. Field verification of this will occur upon project completion.

- ▶ *Tree locations have been revised to avoid fire hydrants*

## NCDOT

**Jacob Nicholson**

88. See two (2) PDF's for "E24-00968" – mark-ups issued via NCDOT portal on 11-24-2024.

- ▶ *We have confirmed Kimley Horn received these comments and resubmitted on 12/03/2024.*

## WAKE CO WATERSHED MGT

**Janet Boyer**

89. No comments were received; are SEC/SWF Permits submitted yet to Wake Co. ? Applicant should contact Wake Co. Directly and provide a "Status" as response to this comment w V2 submittal.

- ▶ *The Wake County SEC/SWF permit submittals are pending until the required Owner consent forms and FRO form are signed and provided.*

Sincerely,

WithersRavenel



Terrence Cook, PE  
Project Manager