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FOR: Planning Department  
502 Southtown Circle  
Rolesville, NC 27571

DATE: February 20, 2025

**RE: Elizabeth Springs, Phase 2 Townhomes – Comment Response #1  
BCSC 170348**

To Whom It May Concern:  
**Bolton & Menk Engineering Comments**  
**Jacqueline Thompson, PE**

**(919) 719 1800**

1. Sheet C000:  
As a revision, please clarify the intent of these sheets. It is unclear how they are to slide into the original plans since they seem newly developed. We recognize that time has past between now and the approved set, but as a revision the assumption would be these sheets would slip into the full set, or replace existing sheets. If this is not the case as a full new plan set for this revision is to occur, sheets/information are missing:
  - a. Notes (unless all appropriate notes are included in these new sheets)
  - b. Site Data
  - c. Erosion Control
  - d. Street Plan and Profiles
  - e. A typical street section**Response: The cover sheet has been removed from the set. The sheet numbers have been changed and sheets C103, C513B, and C811 are intended to be added into the original plans. Sheets C302, C312, and C402 are intended to replace the original sheets C302, C312, and C402 of the original plans.**
  
2. Sheet C100:  
Please label the dashed lines shown and clarify the various hatching shown for other areas. Consider adding a legend.  
**Response: Labels have been added and hatching and phase lines and tract lines have been added to the legend on sheets C103, C302, C312, and C402.**
  
3. Sheet C100:  
The removal notes state "removed" as in they have already been removed. Please clarify. If they are to be removed, please adjust the notes. If they have already been removed, then they should not be shown on the existing conditions.  
**Response: Those items have already been removed. The callouts and tree line and overhead electric lines have been removed from sheet C103.**
  
4. Sheet C100:  
Show the project limits / LOD.  
**Response: Added the limits of disturbance to sheet C103 and the legend.**
  
5. Sheet C200:  
Add sidewalk width and material labels.  
**Response: Dimension labels for the sidewalk have been added to sheet C302.**

6. Sheet C200:  
Please clarify what the hatching within the sight triangle in the southern intersection represents.  
**Response: The hatches within the sight triangles were removed.**
  
7. Sheet C500:  
Where catch basins are not located within driveways (or too close to driveways for the curb transition), the curb should transition to standard curb and a standard curb casting should be used.  
**Response: Catch basins not located within driveways were changed to standard curb inlets and the legend was changed to include rollover grate catch basins on sheet C312.**
  
8. Sheet C500:  
An updated stormwater package is needed for the next submittal since additional storm sewer is being included. The stormwater package should include drainage area maps, HGL calculations (for the entire system), and gutter spread calculations.  
**Response: An updated stormwater report is included with the submittal.**

**Town of Rolesville Planning Comments**

**Michael Elabarger**

***michael.elabarger@rolesville.nc.gov***

**(919) 554 6517**

1. Provide a written response to ALL comments.  
**Response: Comment response letter is included with the submittal.**
  
2. Add revision dates to all submittal materials.  
**Response: Added revision dates to the revision block on all sheets.**
  
3. Add "Revision to SP-19-01" to the Cover sheet and on every plan set sheet.  
**Response: Added "TO SP-19-01" to the revision block on all sheets.**
  
4. What is the role of LENNAR in this set of plans to garner Cover Sheet reference as "Builder"? LENNAR is not listed on the Application; no one from LENNAR is listed on the Property Owner Consent Form (ie given the right to speak/act for this Application on behalf of the Property Owner, which is E1 Homes LLC). If LENNAR has no active role in this application, remove the "Builder" reference from Cover Sheet.  
**Response: The cover sheet was removed from the set.**
  
5. How many SFA dwelling units did the originally approved SP 19-01 include for this Phase 2 of Townhomes? Include that in the Cover Sheet Site data table.  
**Response: 51 total units were approved with SP-19-01 for Phase 2. This has been included in a site data table on sheet C302.**
  
6. How many linear feet of which named streets, including their Right-of-way widths, are included in this plan? Include that in the Cover Sheet Site data table.  
**Response: Lineal feet and right of way width for the roads proposed in phase 2 have been included in the site data table on sheet C302.**

Kind Regards,

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