WithersRavenel
Our People. Your Success.

February 11, 2025

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

RE: **Broadmoor**
        CID, 2nd 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 02/10/2025. Each of the comments are repeated
below, followed by our response.

PLANNING

Michael Elabarger

General

1. Continue to provide a Written Response to ALL comments.

    ▸   *A written response has been provided for all comments.*

2. Continue to add revision dates to all submittal materials.

    ▸   *Revision dates have been updated accordingly.*

3. Continue to 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. Address all over Reviewers comments – then signatures can be provided / attained.

    ▸   *All comments have been addressed.*

PARKS & RECREATION

Eddie Henderson | Tanner Hayslette

5. Please spell out 30' Public Greenway Easement instead.

    ▸   *The labels have been updated to spell out Public Greenway Easement instead of abbreviating.*

6. Revise to show standard detail and/or Notes/call-outs that Geotextile stabilization fabric shall be
    placed under the compacted aggregate base course (ABC) the entire length/width of Greenway.

    ▸   *Note 6 had been added to the typical greenway section detail on sheet C10.01 regarding the
        geotextile stabilization fabric.*

ENGINEERING

Jacque Thompson

C7.01 Erosion Control Plan (Stage 1)

7. Please remove the insets for the KHA Road Widening from the erosion control sheets since all off-site improvements will be designed by others and have separate plans. While we understand you are permitting Erosion Control for all these areas together, including this inset but not the other off-site areas, has caused confusion. This comment also applies to the inset on Sheet C7.08 & C7.09.

   ▶ ***Separate sheets with the insets removed have been provided to prevent future confusion during review.***

C9.01 SCM 1 Plan & Profile

8. Please add a North arrow to the Wet Pond SCM #1 Plan View. This comment applies to all plan views within the construction document set.

   ▶ ***Per discussion in the TRC meeting this comment has been disregarded due to the presence of the north arrows.***

C9.05 SCM Details

9. Please update the sheet number shown on "CX.X" in the concrete pipe collar detail.

   ▶ ***The sheet number has been updated to reference appropriate sheet.***

CORPUD

Tim Beasley

10. Please include the Attn: Contractors, Public Water and Public Sewer permit blocks on the Cover, Utility Plan and Plan / profile sheets.
    (https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR25/Appendix%20D%20-%20Plan%20Notes%20and%20Permit%20Blocks.pdf)

    ▶ ***The public water/sewer permit blocks and numbers have been added to the requested sheets.***

11. Please email me for the public water and sewer permit numbers. These assigned permit numbers should be included in the public water/sewer permit blocks.

    ▶ ***The public water/sewer permit blocks and numbers have been added to the requested sheets.***

12. Please email me for the Raleigh development fees. These fees should be paid prior to signatures.

    ▶ ***The development fees have been forwarded to Pulte and the checks have been requested. They intend to pay prior to signatures.***

13. Is the 2' UE for dry utilities or wet utilities? Please show a 3' City of Raleigh Utility Easement along the frontage of the lots to provide access to water meters, cleanouts and fire hydrants.

    ▶ ***The 2' UE had been updated to be a 3' City of Raleigh Utility Easement (CORUE) on all sheets.***

NCDOT

Jacob Nicholson

14. The DOT Driveway permit and Encroachment agreement are still under review with our office. We have no specific comments at this time.

> ▶ *Noted.*

Sincerely,

WithersRavenel

Terrence Cook
Project Engineer