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Date: August 14, 2020

Town of Rolesville Planning Department  
Attn: Danny Johnson

RE: Response to Comments and List of Proposed Changes  
**Chandlers Ridge**

Mr. Johnson:

Please find below a Response to the Comments provided by Town of Rolesville Planning Department on July 22, 2020.

Red Line Items:

1. *"Please remove submittal list from sheets. This is the first formal submittal"*  
Response: The submittal list has been revised to reflect these two submittals.
2. *"Remove Impervious area summary. This is a conversation subdivision. The 12% Little River watershed does not apply."*  
Response: The impervious area limitation of 12% has been removed.
3. *"Lots in future R2 area need to be regraded, have state approval for removal from watershed, and then rezoned to R2 before construction approval can be granted."*  
Response: Noted. These have been marked to match the approved plat.
4. *"Accessible ramps for sidewalks need to be at corners on Timberdash, Pine Spur, and Longspur. Same for other street corners with sidewalks. The detail provided shows the ramps on the corners not offset."*  
Response: ADA ramps have been revised to be directly on corners.
5. *"Sidewalks on Longspur and Lily Oak have to extend to W. Young Street."*  
Response: Sidewalks have been extended to the W. Young St. ROW.
6. *"Signage for one way entrances and exits needed at mail kiosk area."*  
Response: Signage provided at the exit, and striping arrow provided at entrance.
7. *"See the parking for the mail kiosk, but no CBUs. Where will the CBU's be placed?"*  
Response: CBU's have been added and a detail has also been included.
8. *"How will drainage be handled around CBUs? How man CBUs? Please provide details."*  
Response: Drainage will sheet flow to 09-P. A detail of the CBU has been included.
9. *"Not all lots have public water easements?"*  
Response: Lots revised to include an 8' front easement for services.
10. *"Sidewalks with culvert crossings cannot be flush with asphalt. Must have some separation between pavement and sidewalk for pedestrian safety. Either supply curbing in these areas and elevate sidewalk, or proposed a different detail."*  
Response: Separation has been provided via proposed curbing at all pedestrian crossings and culvert crossings. Details have been included on the detail sheets.



11. *"Sidewalks with a drop off in elevation at crossings will need handrails. Please provide a detail."*  
Response: Handrails have been provided at all 3 culvert crossings. Detail has been included. Street intersection grading has been revised to bring ditches further away from sidewalk.
12. *"Add note to all sheets that cemetery trees will not be trimmed, cut, removed."*  
Response: Noted on all sheets.
13. *"Add note to all sheets who is responsible for maintenance and upkeep of 6 ft wooden fence around perimeter of site."*  
Response: Noted on all sheets to be maintained by HOA.
14. *"Include detail for 6 ft wooden fence around perimeter of site."*  
Response: Detail included on the detail sheets.
15. *"Sheet C591 appears to have a rogue label at top left for greenway material type change. This portion of greenway should all be public and asphalt."*  
Response: Rogue label removed.
16. *"Sheet C591 is the proposed pedestrian bridge crossing the detail for the boardwalk?"*  
Response: The pedestrian bridge is the boardwalk detail. Detail on C903.
17. *"Please provide copies of any state permits (401, 404, stormwater, watershed removal) at time of pre-construction meeting."*  
Response: Duly noted.
18. *"Please remove any labels such as "Road A"."*  
Response: Labels have been removed.
19. *"If you want to apply for a fee in lieu of going to the property line for Scenic Pond Way, please refer to §9.12 (found online at <https://www.rolesvillenc.gov/code-ordinances/text-amendments/TA-19-01>)."*  
Response: Fee in Lieu provided.
20. *"Please match the Preliminary Plat for the reserve greenway easement"*  
Response: Greenway Easement revised to match approved preliminary plat.
21. *"Please submit a street lighting plan with details for street lamps."*  
Response: Street lighting plan provided with plan set, C210.
22. *"Please submit a landscaping plan for any proposed streetscaping and details for landscaping buffers."*  
Response: Landscaping Detail sheet added for buffers, C220.

#### *Fire Comments*

Response: It is our understanding and belief that the current design plans for Chandler's Ridge meet all Appx. D Fire Code requirements for Cul-de-Sac diameter (Lily Oak Dr.) and Temporary Turnarounds (Ph1/Ph2 line, both ends of Scenic Pond Way). There are no proposed Commercial Buildings on site.

Sincerely,



Tyler Probst, EI  
Project Manager

