

CLH design, p.a.

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Construction Infrastructure Drawings Comment Responses

Date: January 22, 2026
To: Town of Rolesville - TRC
From: CLH design, p.a.- Rachel Watson, PLA
Re: Permit App. #CID-25-07 Rolesville Town Campus

Dear TRC Staff Reviewers:

Below **in red** are our responses to the 1st round of review comments received for the above referenced project.

Planning & Zoning – Planning

1. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed.

Response: Understood.

2. Add revision dates to all submittal materials.

Response: Revision dates added.

3. Cloud/bubble all changes.

Response: Revision clouds added.

4. Add “CID-25-07” to the Cover sheet and on every plan set sheet.

Response: Comment addressed.

5. Discuss with Planning staff the need for Preliminary Subdivision plat component and review even if combined with a complete CID plan set.

Response: New property lines between buildings are currently being determined. A preliminary subdivision plat will be recorded prior to plans approval. Preliminary subdivision exhibit shared with Planning staff on 1/20/26. Lot lines and lot number shown on the Overall Plan.

6. Planning staff suggests a “charrette” style meeting with key TRC members be held to make sure Applicant is making plans that are highly reviewable and approvable under the Rolesville’s Land Development Ordinance.

Response: Understood. The design team will reach out of there are any comments that need to be discussed with TRC.

7. Please see CID Coversheet example on Rolesville’s website:

<https://www.rolesvillenc.gov/sites/default/files/uploads/cid-coversheet-example-2025.09.18.pdf>.

Response: If there are standard Town of Rolesville general notes / information that needs to be added to the plans please share them with CLH. The provided Cover Sheet is CLH’s standard Cover Sheet that has been used on multiple projects.

8. As per TA-25-03, Government Facilities, approved on April 1, 2025, buildings must be set back at least 100’ from adjacent residentially zoned property. Plans appear to indicate the library building would be <100’ from adjacent residential property. While a CID plan set is for/about subdivision infrastructure – and NOT buildings or above-ground “site” improvements – because the buildings are shown, this comment is being made.

Response: The site will need to be rezoned. In discussion with the Town of Rolesville Planning Department, the site will be rezoned to Business, Industrial and Technology (BT).

9. Also as per TA-25-03, Government Facilities located on residentially zoned property and adjacent to residentially zoned property, a minimum 25’ landscape bufferyard is required that provides at least 75%

opacity.

Response: The site will be rezoned; refer to comment response above. Parks & Recreation – Eddie Henderson

1. Revise to show Standard Detail for both the greenways/boardwalks and site amenities, in:
<https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf>

Response: See site details on C-8.03

2. Revise to show Collector road stub and adjacent Greenway/sidepath to 1 acre of parkland being proposed in REZ-25-05 (Scarboro Village).

Response: This new road was added to the plans. See C-1.00, C-10.03, C-10.12, C-10.28-10.30 for details.

3. Revise to show Greenway connecting to sidepath in southwest corner of the site.

Response: The greenway was changed to go on the NE side of the pond and along the wetlands. This new greenway connection is now happening near the new road to Scarboro Village.

4. Revise to show sidepath extending all of the way to E Young Street and running north and south along E Young Street to comply with 2022 Greenway Plan.

https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf

Response: The sidewalk was updated from 5' wide to 10' wide along E Young Street. See staking plans for details.

5. Bicycle lanes are required within E. Young Street per 2022 Bike Plan – confirm off-site improvement provide adequate pavement (5') for future bicycle lane:

https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_bikeplan_final_apendices_august2022.pdf

Response: A new bike lane was added to E. Young Street.

6. Please confirm if the community center parking lot will be present or is on-street parking meant to replace this. Where this parking lot should be is now labeled as Open Space.

Response: The overall plan was updated for more clarity. The area between the proposed collector road and the southeast portion of the community center building is planned to be a parking lot. The area labeled "open space" to the left of this future community center parking on C-1.00 is currently planned to be grassed.

Please note that if additional parking becomes needed years down the line and this open space area needs to become additional impervious parking, an additional 20,000 sf of impervious surface was accounted for in the stormwater pond for this area. See sheets C-1.00 and C-3.11 for more information.

7. The BOC approved master plan showed a lot more Greenway connectivity to and from the community center, town hall, library and parking lots. Explain why this is not being shown given this is the infrastructure plans for the entire subdivision/project.

Response: Please note that masterplans are meant to be conceptual in nature and need to be further designed based on municipal and state guidelines. Existing conditions and proposed improvements need to be considered. There is an existing wetland, a new proposed sanitary sewer easement that will need to be provided on-site and a new stormwater control measure (wet pond). If greater connectivity is needed, this can be addressed with the future development plans for the buildings.

NCDOT – Jacob Nicholson

1. No comments provided – Applicant should contact DOT about Driveway Permits/encroachment permits relative to W. Young Street.

Response: Noted. Once NCDOT approval for encroachment and driveway is provided, this will be shared with the Town.

COR Public Utilities – Tim Beasley

1. The next submittal should be submitted through Raleigh's Development portal for Merger Town plan review by the project engineer.

Response: Understood.

2. See attached PDF – Mark-ups on the Plan set – there are Comments on 6 Sheets.

Responses:

- 1. (Cover sheet) Raleigh plan case #MRCP-0066-2025 was added to the cover sheet.**
- 2. (Cover sheet) Public improvement quantities have been added to the cover sheet.**

3. (Cover sheet) Public water distribution / extension system & public sewer collection / extension system text blocks were removed from all sheets.
4. (C-5.00) The location of SSMH A1 was updated to reduce the impact on parcel PIN#1768.05-09-4992. We understand that an easement dedication with Raleigh deed template will be required prior to CD approval.
5. (C-5.00) The future memorial was moved to be outside of the sanitary sewer easement.
6. (C-5.00) The proposed sewer easement was changed from 20' wide to 30' wide per COR comment.
7. (C-5.01 & C-5.02) The water meters & fire hydrants were moved behind the proposed sidewalks.
8. (C-5.02) The sanitary sewer easement from SSMH A2 to SSMH B2 was removed per COR comment.
9. (C-5.02) The configuration of the fire hydrant proposed to the NW of the fire station on the previous plans was changed.
10. (C-5.20 & C-5.21) The pipe material was updated to SDR 35 PVC as requested.
11. (C-5.20 & C-5.21) The pipes elevations were changed to provide a 2/10 ft drop between invert in and invert out.

Wake County Fire / EMS – Brittany Hocutt

1. No issues with initial site plan. Once full building plans are received, there may be additional requirements depending on height of building and building systems required.

Response: Noted. Thank you for the initial review.

End of Responses

Thank you for all your help and please call with any questions.

Sincerely,
For CLH design, p.a.

Rachel Watson, PLA, ASLA
Senior Project Manager