

Project Name: Gravity - Rolesville - Young St
 Submittal Type: Preliminary Site Plan
 Comments Received: 9/8/2025
 Municipality: Town of Rolesville
 Municipality Project #: PSP-25-02
 Submittal Date: 10/1/2025
 WR Project #: 24-0129



COMMENTS AND COMMENT RESPONSES

DEPARTMENT	COMMENT #	COMMENT	SHEET #	COMMENT ACTION	RESPONSE
Town of Rolesville Planning and Zoning Michael Elabarger	1	Provide a Written Response to ALL comments – responses should reference if/how/on what sheet was comment addressed.	N/A	WR will provide a response.	Written responses to all comments have been provided herein.
	2	Add revision dates to all submittal materials.	ALL	WR will address on plans.	Revision dates have been provided on all submittal materials.
	3	Cloud/bubble all changes	ALL	WR will address on plans.	All revisions on the Preliminary Site Plans have been clouded.
	4	Add "PSP-25-02" to the Cover sheet and on every plan set sheet.	ALL	WR will address on plans.	Reference number PSP-25-02 has been included on all sheets in the Preliminary Subdivision Plan set.
	5	Cover Sheet - Change "County" project number to "Town" or "Municipal" project number.	C0.00	WR will address on plans.	The referenced note on the Cover sheet has been revised to "Town" project number.
	6	Sheet (C1.11) - Great job on the Pine and Poplar tables; thank you. As per LDO Section 6.2.4.5.B.1., at least 10% of existing trees in good health shall be preserved within developments that are two acres or greater in size. The preservation total percent is shown as 9.36; revise to be at least 10%.	C1.00 C1.10	Client feedback/input needed.	The tree preservation area has been revised to show 14.99% of trees preserved.
	7	Regarding proposed private streets and Lot frontage – Applicant should discuss this with Town Planning and Engineering to fully understand. Lot 6 is currently "land locked" as it has no public road frontage (as Road B is described as a 50' private right of way). It appears only Lot 6 has this issue as all other lots have frontage on Quarry or Young Streets.	C2.00	Town clarification needed.	The applicant has chosen to proceed with Roads 'A' and 'B' as Private Roads. Property lines, sizes, and calculations have been updated accordingly with the Lot Lines shifted to the centerline of the private roads. The previously labeled "right-of-way" lines have been converted to easement lines. See separate memorandum justifying the decision to proceed with private roads.
	1	See two (2) PDF's - (1) Memo of written comments; (2) Mark-ups of the plan set.	N/A	WR will provide a response.	We have received both PDFs provided by the Engineering reviewer to ensure that all comments provided are documented and responded to.
	2	There is an unmarked fire hydrant located northwest of the site; please label accordingly.	C2.00	WR will address on plans.	The identified fire hydrant located northwest of the site has been labeled.
	3	Two wetlands southwest of the site are not properly labeled. Please revise to accurately indicate all wetlands.	C2.00	WR will address on plans.	All wetlands visible on the plans have been labeled. Please note that the wetland labels have been updated on the plan and on the Wetland & Buffer Impact Table.
	4	The fire department has always required a minimum of 28' radii for emergency response access. Please review and adjust radii accordingly.	C2.00	WR will address on plans.	Driveway curb radii have been revised to 28-feet along the Face of Curb as required for emergency response access.
	5	Review the Comprehensive Transportation Plan (CTP) for Young Street and include any planned future frontage improvements.	C2.00	WR will address on plans.	We have reviewed the Comprehensive Transportation Plan (CTP) to confirm the required road frontage improvements. Labels have been added to C2.00 confirming required improvements; however, design of these improvements has been deferred to CID review.
	6	Review how the proposed sidewalk will connect to the existing and confirm there is room for an ADA compliant pedestrian ramp. LDO 9.2.1.	C2.00	WR will address on plans.	Sidewalk at driveway intersections have been revised to reflect a continuous 5' width.
	7	Provide street typical sections showing widths of everything within the ROW.	C2.02	WR will address on plans.	Typical street sections for proposed Road 'A' and Road 'B' have been provided on a new sheet (C2.02). Roads are now proposed as private.

8	Label all sidewalk widths and material requirements throughout site.	C2.00	WR will address on plans.	Sidewalk widths have been labeled in additional locations on the Site Plan. Sidewalk materials to be confirmed and proposed during Construction Infrastructure Drawing (CID) review.
9	Based on expected land uses and property development adjacent to these roadways, please confirm the thoughts for having this as a private ROW. Public ROW may make more sense and will be easier for utility layout.	C2.00	Town clarification needed.	The applicant has chosen to proceed with Roads 'A' and 'B' as Private Roads. See separate memorandum justifying the decision to proceed with private roads.
10	Please continue curb and gutter to the end of roadway, on Road B in northeast of site.	C2.00	WR will address on plans.	Curb and gutter lines have been extended to the end of roadway at Lot 5.
11	Hatches on site plan are too similar please consider showing different hatches to improve differentiation.	C2.00	WR will address on plans.	The easements have become quite difficult to see on the site plan due to the overlapping private roadway layouts. We have provided an additional Subdivision Plan sheet (C2.01) that includes only the property line and easement linework for better clarity (i.e., no improvements).
12	Confirm required frontage improvements for quarry road based on TIA/trip generation	C2.00	Client feedback/input needed.	We have reviewed the Draft Transportation Impact Analysis (TIA) prepared by Exult to confirm recommended road frontage improvements. Labels have been added to C2.00 confirming required improvements; however, design of these improvements has been deferred to CID review.
13	Please review and clean up contours for clarity, specifically on north end of Road A.	C4.00	WR will address on plans.	The proposed surface has been revised to address areas of concern and to provide a smoother surface.
14	Drainage structures at the south end of Road B are not located at the low point. Please review and adjust accordingly.	C4.00	WR will address on plans.	The proposed drainage structures at the south end of Road B have been relocated to the low point based on proposed grading.
15	Please confirm if a drainage easement is needed.	C4.00	WR will provide a response.	Based on the decision to proceed with private roads, all drainage infrastructure has been placed within a drainage easement.
16	Please label all proposed structures in drawings.	C4.00	WR will address on plans.	Labels have been included on all storm and sewer structures.
17	City of Raleigh is to confirm sewer and water, but generally drainage structures are not allowed within their easements.	C4.00	WR will address on plans.	Based on the decision to proceed with private roads, City of Raleigh water and sewer main extensions will require separate easements. It may not be feasible to have the storm drainage infrastructure located completely outside both easements. We will coordinate with the City of Raleigh to request encroachments for drainage structures within their water/sewer easements during CID review if required.
18	Please confirm if the intention is to provide additional submittals for each lot as they are developed.	C4.00	WR will provide a response.	Yes, the intention is to provide additional submittals as each lot is developed. This Preliminary Subdivision Plan set is intended to show proposed lots and the primary access roads & infrastructure. Construction Infrastructure Drawings (CID) will be provided next to permit the roads, utilities, and Stormwater Control Measures.
1	Submit plans through Raleigh's Portal for review.	N/A	WR will provide a response.	Plans will be submitted through Raleigh's portal for review as directed.
2	See PDF of mark-ups on Sheets C1.00 and C3.00.	N/A	WR will address on plans.	We have reviewed the PDF markups provided by the Utilities reviewer to ensure that all comments provided are documented and responded to.
3	FYI, it's okay to call out this abandonment on the plans but the actual easement will need to be released by the City of Raleigh through a deed. When the CDs for this dev are approved, the project engineer will need to get in contact with Raleigh's Real Estate office to initiate this process.	C1.00	Town clarification needed.	WR will contact the City of Raleigh Real Estate office during Construction Infrastructure Drawings (CID) phase to determine the process to abandoning existing easements.

City of Raleigh Utilities Tim Beasley	4	This will need to be a min 30' CORSE.	C3.00	WR will address on plans.	The proposed City of Raleigh Sanitary Sewer Easement (CORSE) has been revised to 30-foot width.
	5	Based on internal TRC discussion, these roads may need to be public. This would significant change the water/sewer design. Regardless, the waterline would need to be located within the pavement. Water and sewer design would need to meet Raleigh standards.	C3.00	Town clarification needed.	Based on discussion with Town staff during the TRC meeting on 9/11, the applicant has decided to proceed with proposing Roads 'A' and 'B' as private roads. The proposed waterline has been revised to be located completely within the pavement of Roads 'A' and 'B'.
	6	Please submit the next submittal through Raleigh's development portal. A downstream sewer capacity study may be required. This will depend on the timing of other developments in this area.	C3.00	WR will provide a response.	Plans will be submitted through Raleigh's portal for review as directed.
Town of Rolesville Parks and Rec Tanner Hayslette	1	See PDF exhibit.	N/A	WR will provide a response.	We have reviewed the PDF exhibit provided by Parks and Recreation to ensure all comments are documented and responded to.
	2	Please Ensure the plans are consistent with the Town's Greenway and Bike Plans	C2.00	Town clarification needed.	We have reviewed the Town's Greenway and Bike Plans in addition to the CTP and Draft TIA to determine the require road frontage improvements along E Young St and Quarry Rd. Labels have been added tothe Site Plan confirming required improvements; however, design of these improvements has been deferred to CID review.
	3	Please place sidepath and bike lanes on both E Young St and Quarry Rd in accordance with the Town's Greenway and Bike Plan	C2.00	WR will address on plans.	Labels have been added to C2.00 confirming required improvements; however, design of these improvements has been deferred to CID review.