



July 1, 2025

Rolesville Planning Department
c/o Jaqueline Thompson, PE
211 S. Main Street
Rolesville, NC 27571

Subject: **Merritt Reserve – CID-25-02**
Construction Document Submittal #1 – Comment Response Letter

Dear Jaqueline,

Please find below the review comments received via method received dated 05/30/2025:

Cover

1. Update the project number to “CID-25-02”

Response: This has been corrected on this sheet.

2. All comments provided as part of the 3rd PSP submittal still apply and should be completed in the next CID submittal. Comments can be addressed in writing in the PSP re-submittal.

Response: Understood, most of the comments have been addressed with this resubmittal and any comments not addressed will be completed prior to the Wake County resubmittal.

3. A signing and striping plan is required in CID submittals. Please provide this plan as part of the next submittal.

Response:

Sheet G-002

4. Update the title block so that the Project Number is CID-25-02 on all sheets.

Response: The title block has been updated to reflect the correct project number.

Sheet G-004:

5. Please confirm the construction sequence for Phase 1 - Stage 1.
 - a. Does the construction of the SCMs include only the pond grading?
 - b. Will storm sewer pipes and structures be installed and connected later?

Response: A more detailed construction sequence will be provided following the Wake County resubmittal as previously discussed. To answer the questions here, the construction of the SCMs

in Phase 1 Stage 1 will be the pond grading, outlet structure, and final structure(s) into the pond. Storm sewer pipes that will be buried in the pond dam will be constructed with stage 1.

6. The construction sequence for Phase 2 and 3 - Stage 1 appears to be truly focused on Phase 2 & 3, but the EC plans show additional grading and work in Phase 1. Please review the construction sequence and the plans to ensure phasing is clear for what is being constructed and when; there currently appears to be an overlap with Phase 1 into Phase 2 & 3.

Response: A more detailed construction sequence will be provided following the Wake County resubmittal as previously discussed. The erosion control sheets have been revised for clarity.

7. Please remove any Standard Utility Notes that are not applicable to the project.

Response: We have reviewed the standard City of Raleigh utility notes and removed those that do not apply to the project.

8. For Phase 1 - Stage 2 construction sequence Step 10, please confirm if sewer is included as a utility that will be installed during this phase. If yes, please add to that step of the construction sequence.

Response: A more detailed construction sequence will be provided following the Wake County resubmittal as previously discussed.

9. There is duplicated information within General Notes A and B. Please revise accordingly.

Response: This has been corrected.

Sheet G-005:

10. Please review all sheet titles to ensure the titles are clearly describing what the sheet is, that they are consistent across sheets, and fit within the space provided.
 - a. For example, this sheet may be better named CALCULATIONS or SWALE SCHEDULE and the next sheet named SANITARY SCHEDULE and the following named STORM SCHEDULE. Clear naming will make navigating a plan set this size much easier.
 - b. Another example is on Sheet CE-102 where the title overlaps with the title block. There is another set of sheets that says, "SITE PLAN" on some and "SITE PLAN (50 SCALE)" on others. Please be consistent.

Response: The sheet titles have been updated to be more descriptive and consistent.

Sheet CV-100:

11. Correct the sheet title and page number within the title block of the sheet.

Response: This has been updated.

Sheet CX-100:

12. Indicate if the 5.6'x9.5' grave site will also be protected throughout construction. If so, please add a label to indicate that.

Response: To protect the gravesite from disturbance, the contractor will install tree protection fencing surrounding the cemetery at the beginning of the construction phase. A note has been added to this sheet.

Sheet CE-100:

13. Add the gray hatching to the Erosion Control Legend.

Response: The future Phase 2 & 3 hatch has been added to the erosion control legend on all sheets.

14. Add and label contours (existing and proposed) to help understand flow patterns.

a. This comment is applicable for all relevant sheets.

Response: The contours for proposed and existing grades have been added to phase 1 sheets and will be later added to the phase 2 sheets pending surface modifications.

15. Please confirm if there is any grading for roadways being completed in Phase 1 Stage 1.

Response: There will be no grading for roadways being completed in Phase 1 Stage 1.

Sheet CE-101:

16. In the Erosion Control Legend, the "Slope Drain / Drainage Pipe" symbol does not match the pipe symbology on the plan view. Please revise accordingly.

Response: The slope drain/drainage pipe has been revised to match the plan view.

17. Please include the missing symbology for "Phaseline". If it is not relevant to the plans, please remove it from the legend.

a. This comment applies to all erosion control sheets.

Response: The phase line has been removed from the legend.

Sheet CE-103:

18. 18. Confirm the limits of disturbance in the area of the stream crossing. The bridge mat is shown and labeled; however, it is also grayed out making it seem like it is not part of this phase/stage of erosion control. If it is to be installed in a future erosion control phase/stage, remove from Phase 1 - Stage 1 plan.

Response: The bridge mat will be installed in the Phase 1 Stage 1 plan and the future hatching has been revised accordingly.

19. The vicinity map is missing; please include it like the other sheets.

Response: The vicinity key map has been added to the sheet.

Sheet CE-110:

20. It is our assumption that the gray hatching is undeveloped area (future phases). If that is the case, linework should not be reviewed to clarify what is to be completed during Phase 1 - Stage 2 erosion control.

Response: The layering of the linework has been revised to clarify what is being completed in Phase 1 Stage 2. Furthermore, the hatch has been revised and added to the legend.

21. Please confirm if the curb and gutter and/or utilities will be installed during Phase 1 - Stage 2 erosion control. If infrastructure is to be installed, confirm if a staging area is needed and will be provided.

Response: Infrastructure and curb/gutter with an intermediate grading plan is shown in Phase 1 Stage 2. A staging area has been provided near the roundabout.

Sheet CE-111:

22. The construction entrance and concrete washout will need to move to stay on the pavement versus where the island is located. Consider shifting it north to align with the future roadway and future erosion control plans for less re-work.

- a. This comment applies to multiple sheets.

Response: The construction entrance has been moved out of the median to better align with the future roadway. It has been aligned with the portion of the road south of the median since this will be the future exit of the site. Furthermore, per the request from Wake County, all construction entrances have been lengthened to 100'.

Sheet CE-114:

23. 23. The grading does not match the roadways/curb in some areas for Phase 1 - Stage 2 erosion control (in various locations). If roadways are not installed during this phase, it would be clearer to remove the edge of pavement and curb linework. The infrastructure shown should align with the proposed work within this phase.

- a. This comment applies to multiple sheets.

Response: The curb/gutter that was shown is part of Phase 2 and the layers have been revised so this is no longer shown. Due to the fact that infrastructure must be built to service Phase 1 as a stand alone development, temporary grading has been provided so the storm and sewer pipes that extend outside the limits of Phase 1 have enough cover.

24. Street linework should align with the work being proposed. It appears curb and gutter is shown (in the grey area) but the grading cuts through the street linework shown. It is unclear where the pavement ends for Phase 1; please clarify the intent of the grading within this stage and what will be installed (curb and gutter, pavement, utilities, etc).

a. This comment applies to multiple sheets.

Response: The layers have been revised and the future hatch has also been revised to clarify what is being constructed in Phase 1. Temporary grading has been provided where utilities must be installed outside of Phase 1 so it can be fully serviced while maintaining proper cover on pipes.

25. If the offsite roadway that Lineage Place ties to already exists, silt fence and an outlet won't be able to be installed. Please adjust accordingly.

Response: The silt fence and outlet have been removed and jersey barriers have been added to all Pointe connections to prevent construction vehicles from leaving the site at those locations as well as prevent individuals from the Pointe driving into the construction site.

Sheet CE-115:

26. Trim the proposed contours to tie into existing contours.

a. This applies to all applicable sheets.

Response: Proposed grading has been revised to better tie into existing contours. Please note, some areas are still being revised.

Sheet CE-116:

27. Slopes at 2:1 or steeper should have an erosion control blanket specified and shown on the plan. Please ensure all notes clarify this intent.

Response: A note has been added to all erosion control plans specifying rolled erosion control product must be installed where the difference in elevation is greater than 10 ft, within basins, and where slopes are greater than 3:1.

28. Confirm the intent of the grading along Fowler Road. This does not appear to be the final roadway grade.

Response: The grading along Fowler Road is temporary for the installation of the sewer line to ensure the pipes have enough cover. The sewer line must be constructed in order to fully service Phase 1.

Sheet CE-120:

29. Please review the whole plan set for legibility of labels.
 - a. Consider wipeouts/backgrounds for text in areas where legibility is an issue.
 - b. There are areas where text is very small and hard to read. Consider revising to make it more legible.
 - c. Review text to ensure no overlapping and everything is legible.
 - d. Ensure leaders are aligning to the correct objects.
 - e. Try to eliminate text/labels being cut off across sheets.

Response: This sheet as well as all other Phase 2 Stage 1-3 sheets have been revised for clarity and legibility.

30. There is a phase line shown on the plan that truncates. Please revise accordingly.

Response: The phase line has been removed from the erosion control sheets since it only adds to the confusion since infrastructure must be built outside of Phase 1 in order for it to be serviced.

Sheet CE-130:

31. The white color in the NPDES Stabilization Legend is everything not in Area 1 and 2, but this also indicates area outside of the project area and/or areas not disturbed. Please consider this and confirm if this was the intent.
 - a. This applies to all NPDES Plan Sheets.

Response: Yes. The white color refers to undisturbed area as well as proposed grade within NPDES Area 3. After the proposed grades are finalized, a new NPDES plan will be provided that more clearly shows the stabilization areas during each stage of construction.

Sheet CE-140:

32. Please clarify the intent of the plan and profile sheets for erosion control. If it is to show grading, then profiles are not needed for temporary conditions and the temporary grading should be shown on the plan views in the CE-100 series (per Town requirements), which currently doesn't show any proposed grading. If plan/profile sheets are required by Wake County or a different agency, please clarify as we have not come across this before. Additional notes requiring confirmation/explanation of intent are as follows:
 - a. The profiles do not show much information for grading since grades and PVI are not shown. What is the purpose of the profiles?
 - b. If these are to show temporary sewer/storm, please clarify the pipe is temporary.

- c. If these are for the sanitary/storm pipe, please adjust the sheet labels. Until we understand the intent of these profiles, we have not reviewed them in detail. In all proposed profiles, whether in temporary or permanent conditions, please ensure all pipe is to be installed with the minimum cover.

Response: The intent of the plan and profile sheets for erosion control is to show the temporary grades and rim elevations required to install utilities so Phase 1 can be fully serviced. The entire sewer outfall as well as some storm structures must be installed to service Phase 1, so temporary grades have been provided to ensure adequate cover of these utilities. The sheets have been revised for clarity. All pipes shown are permanent infrastructure with some having temporary rims since the surface will later be built up when Phase 2 is constructed.

Sheet CE-200:

- 33. Check the plot style to eliminate the color; the Town's preference is black.
 - a. This applies to all applicable sheets.

Response: The plot style has been revised on all sheets to greyscale.

- 34. If Phase 1 is to be completed before Phase 2 and 3, the Phase 2 & 3 erosion control plans should show Phase 1 streets, sidewalks, etc. (not just rough grading). Please confirm the intent.

Response: The layers have been revised so Phase 2 & 3 erosion control plans represent Phase 1 as fully constructed.

Sheet CE-210:

- 35. Phase 1 - Stage 2 plans show an area for Phase 1 with Phase 2 & 3 grayed out, and erosion control is specified for only Phase 1. Please confirm if the intention is that Phase 1 will be completed at the start of Phase 2 & 3, or if it will still be under construction. If Phase 1 is completed, then consider graying out the Phase 1 area, like was done for Phase 2 & 3 for the Phase 1 plans. There appears to be an overlap between the Phase 1 sheets and the Phase 2&3 sheets making it difficult to navigate what is to be constructed/completed in Phase 1 versus Phase 2&3.
 - a. This comment applies to multiple sheets.

Response: At the start of Phase 2 & 3, it is assumed that Phase 1 is fully constructed and functional as a stand-alone development. There will be some overlap near the phase line in order to tie grades back together. The sheets have also been revised for clarity. If preferred, an additional hatch over Phase 1 in the Phase 2 & 3 sheets can be provided on the next submittal.

Sheet CE-211:

- 36. It appears the roadway, curb and gutter, utilities, etc. will be installed with Phase 1, please clarify either on the plans or in notes how equipment will access the greenspace to grade and navigate the site without damaging the site.

Response: The construction entrance between Phase 1 and Phase 2 & 3 has been moved to Jocund Street to provide access to the site and prevent damage in Phase 1. Only some utilities will be installed with Phase 1. Utilities relevant to Phase 2 & 3 have been labeled and utilities previously installed in Phase 1 are no longer labeled to provide clarity.

37. Please confirm if the staging and laydown area shown on this sheet be needed for Phase 1.

a. Is there a reason this grading can't be completed with Phase 1?

Response: The staging and laydown area has been moved off of the gas easement. The grading will not be completed with Phase 1 due to how the products have been phased. The staging and laydown area is needed because it is the only staging and laydown area for the northern part of the site for Phase 2 & 3 construction.

38. Label all easements on all sheets.

Response: Drainage easements are shown and will be labeled on the next submittal.

39. The Site Legend is missing. Please add it to all erosion control sheets.

Response: The site legend has been added to all relevant sheets that did not have it prior to this submittal.

Sheet CE-213:

40. Label the dashed line shown on the erosion control plans.

a. This comment applies to multiple sheets.

Response: The dashed line was an extraneous drainage area line and has been removed.

Sheet CE-215:

41. Label or remove the line indicated on the markup.

Response: This line has been removed.

Sheet CE-220:

42. Fix the Site Legend where it is cut off so that the entirety of the legend can be seen on the plan sheet.

Response: The site legend has been revised and is no longer cut off.

Sheet CE-221:

43. Add all hatching types shown in the plan to the legend.

Response: Irrelevant hatching has been removed from the sheets.

44. Please indicate what the “50”s are meant to signify on the lower part of the sheet.

- a. This applies to multiple sheets.

Response: The “50s” were for lot product counts and have been removed.

Sheet CS-100:

45. Text size is not legible unless zoom way in; adjust so it will be legible in the field

Response: The text height of the road names has been adjusted to be more legible.

46. . Text is not legible with hatch; adjust accordingly.

Response: The text has been removed from this sheet.

Sheet CS-101:

47. Please confirm if a construction and/or maintenance easement is needed since the sidepath is outside of the right-of-way.

- a. This comment applies to all portions of the sidepath outside of the right-of-way.

Response: A maintenance easement is needed for both side paths. Typically we will set the easement 1’ off the edge of the path, please let us know if you prefer a greater offset. The side path along Rolesville has not been updated as we are still working through some of the tapers with NCDOT and once finalized we will adjust the path and provide the easement.

48. Please show site triangles at both entrances of the subdivision; it appears they are provided on the intersections internal to the site.

Response: Sight triangles have been added to the 50 scale site plan sheet(s).

49. Label the length of the taper as Fowler Road approaches the entrance of the subdivision.

Response: The taper and entrance has been modified but labeling has not been completed.

50. Label the width of the median at the Fowler Road entrance.

Response: A label has been added.

Sheet CS-102:

51. There is a callout for an easement, but the easement is not shown. Show the easement or delete the callout.

- a. This comment applies to multiple sheets.

Response: The callout has been removed.

Sheet CS-105, CS-106, & CS-107:

- 52. Easement is not shown. Show easement or delete callout.

Response: The callout has been corrected and or removed.

Sheet CS-107:

- 53. Move the leader to point to the easement.

Response: Leaders have been updated.

Sheet CS-200:

- 54. Only the stationing (and not the alignment) is shown; adjust accordingly.

- a. This applies to all alignments on all sheets.

Response: The alignment has been added.

- 55. Confirm if a storm drainage easement will be needed where the storm pipe comes close to the right-of-way / property line.

Response: This has not been addressed at this time.

- 56. Please provide more information on the water line connection at the Fowler Road entrance, as to how the connection will occur/fittings/etc., through descriptive labeling and/or reference to appropriate details.

Response: Information has been added to the tie-in.

- 57. Label the existing water line size and material. Consider revising the line type so it is clear that it is a water line.

Response: This has not been addressed at this time.

- 58. Is Fowler Road being constructed to the centerline of the existing roadway? Please end the profile where actual construction will start/stop.

Response: This has not been addressed at this time.

- 59. Ensure all crossings have adequate separation; label minimum separation required between pipe crossings.

- a. This comment applies to all profile sheets.

Response: We believe this has been addressed.

- 60. Label all pipes on all profile sheets (sewer, water, storm) and label all pipe crossings.

- a. This comment applies to all profile sheets.

Response: Pipe crossing labeled on this sheet.

Sheet CS-203:

- 61. All dead-end roads will need barricades for future roadway connections.

- a. This comment applies to multiple sheets.

Response: Barricades have been added and called out on this sheet.

- 62. Confirm that from approximately Station 51+25 to the end of the alignment is the future proposed roadway profile. If so, depict it through line type or note as future and show how the roadway will tie into existing grade per the plan.

Response: This has not been addressed at this time. However, yes beyond the end of road construction the profile shown should be what would be needed for a connection to the Rock Quarry Road on the other side of the valley here. If a bridge were to be built then the profile would likely need to be different.

Sheet CS-210:

- 63. Please provide more information on the water line connection at the Merritt Reserve Drive entrance, as to how the connection will occur/fittings/etc., through descriptive labeling and/or reference to appropriate details.

Response: This has not been addressed at this time.

- 64. Label the existing water line size and material. Consider revising the line type so it is clear that it is a water line.

Response: This has not been addressed at this time.

- 65. It appears the storm crossing near Station 20+75 may be in conflict with sewer. Please confirm and adjust accordingly.

Response: We believe this has been addressed.

- 66. Please confirm if the profile reflects the actual grading intention of the roundabout. Usually, the roundabouts have a crown/high point in the center for drainage.

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- a. There does not appear to be any roundabout design information provided in the plan set. Please provide either plan/profile or spot grading detailed information.

Response: This has not been addressed at this time. A profile for the roundabout will be provided in the future.

- 67. Is Merritt Reserve Drive being constructed to the centerline of the existing roadway? Please end the profile where actual construction will start/stop.

Response: This has not been addressed at this time.

Sheet CS-211:

- 68. Update stationing for all sewer and storm structures on all sheets.

Response: This has not been addressed at this time. For some reason we cannot ascertain yet, some structures and alignments do not link when plotted but show up otherwise.

- 69. Review and adjust the waterline offsets along Merritt Reserve Drive at approximate Stations 31+75 and 33+75.

Response: We believe this has been addressed.

- 70. Adjust labels for legibility for all grades.

- a. This comment applies to multiple profiles.

Response: We believe this has been addressed.

- 71. On all profiles, stop the alignment/profile at the center/center and show proposed grades. The proposed grades don't seem to be the correct grades. If they are, 5% is too steep for the sidewalk.

- a. This comment applies to multiple profiles, specific to cul-de-sacs, dead-ends, tie-ins to existing.

Response: This has not been addressed at this time.

Sheet CS-212:

- 72. It would be helpful, specifically when the plan view has multiple roads shown, to add a label for which roadway the profile is for. Some profiles already have this; for consistency, add to all profiles.

Response: We believe this has been addressed.

73. 69. Review labels and ensure everything is labeled correctly. On multiple profiles there seem to be labels that don't align with the design and other corresponding labels.

Response: We believe this has been resolved.

74. Confirm that Station 16+63.95 is the end of the alignment where it ties into Merritt Reserve Drive.

Response: This has not been addressed at this time. The station shown on that specific profile is to the intersection of the centerline of the little stub road between Old Millstone court and Merritt Reserve Drive.

Sheet CS-220:

75. 71. Since the Fowler Road, as planned in this plan set, is a temporary condition (it will eventually be widened), show how tying into the existing grade will occur.

Response: This has not been addressed at this time.

76. The profile ends here but picks up on Sheet CS-221 at station 17+25.89. Please fill in the missing profile for the stretch of alignment between Station 16+05.89 and Station 17+25.89 or provide a separate profile/design for the roundabout.

Response: This has not been addressed at this time. A roundabout profile may be provided in the future.

Sheet CS-221:

77. Label sanitary sewer pipe material. Sanitary sewer pipe greater than 12 feet should be SDR 26. Less than 12 feet should be PVC.

a. This comment applies to all profile sheets.

Response: The pipe material has been added to labels.

Sheet CS-222:

78. If 10' minimum horizontal separation is not met, water and sewer lines must be installed in separate trenches. Please ensure minimum separation is met or construction notes are provided for this requirement.

a. This comment applies to multiple sheets.

Response: We believe horizontal separations have been corrected.

79. The minimum K-value for vertical curves is 30 for "level" roadways; the minimum K-value for stopping conditions on a "level" roadway is 14. Please revise design accordingly to meet minimum design requirements.

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- a. This comment applies to multiple sheets.

Response: In order to try to stay out of rock as much as possible this vertical curve is closer to 20 than 30. We also believe that this area would be considered "rolling terrain"

Sheet CS-250:

80. Confirm sewer design and labels are correct. According to the MH 509 invert labels, there is only an invert out and therefore the sewer would have to flow uphill.

Response: We believe this has been addressed

81. There appears to be two CS-250 sheets. They have the same plan/profiles but labels vary slightly and the title block has a revision listed in the second sheet.

Response: We believe this has been addressed.

Sheet CS-260:

82. Ensure the proposed grade is tying into the existing grade where Strips Drive connects to the offsite roadway.

Response: This should be tying to the existing road profile based on design profile information received from the Point plans.

Sheet CS-280:

83. Consider trying to get the K value to a minimum of 30 along Split Granite Court; due to the steep grades on the right, we understand if this can't occur, but please check.

Response: In order to try to stay out of rock as much as possible this vertical curve is closer to 20 than 30. We also believe that this area would be considered "rolling terrain"

84. Since the end of Strips Drive is a dead-end, please try to get a minimum K-value that would meet the stopping condition to provide a smoother condition for users. Due to the "rolling conditions" this would be a minimum K-value of 9.

- a. This comment also applies to Toothed Chisel Way on Sheet CS-295 and Deep Canyon Court on Sheet CS-298. For "level conditions" the minimum K-value is 14.

Response: We believe that this site and especially these areas would at minimum be considered "rolling terrain" but the K-values on these curves have been adjusted.

85. Provide invert information for MH 120 in the profile view.

Response: This comment has not been addressed at this time but will be provided.

86. Show the grade to the edge of the pavement in the bubble profile.

a. This comment applies to multiple profiles.

Response: We believe the grade to edge of pavement is shown here.

Sheet CS-290:

87. Storm structures appear to be labeled in the profile but the structure/pipe is not shown. Please revise accordingly.

a. This comment applies to multiple sheets.

Response: We believe this has been resolved.

Sheet CS-291:

88. Dead-ending a roadway with an 11% grade could be potentially dangerous, especially in the winter. While barricades are normally required at a dead-end roadway, this specific condition may need something more (such as a guardrail) to prevent cars from going off the roadway. While the existing conditions are shown at or greater than the 11% grade, consider grading/usability of this roadway with the steep grades and the driveways off this roadway.

Response: Currently we are showing barricades but more can be added as this is potentially a safety concern.

89. A retaining wall is referenced in the profile but not shown or labeled in the plan view. Please add to the plan view for clarification of location; this retaining wall should also be shown on the grading plan with top and bottom of wall elevations.

Response: This retaining wall and top/bottom wall elevations have been added on other sheets but not on this sheet at this time.

90. Add the station number to the Fetching Place “End of Roadway”.

Response: This has not been addressed at this time but will be provided.

91. Confirm if the proposed grade shown is the future grade, and revise the callout accordingly. Show property line/limit in the profile.

Response: This has not been addressed at this time. The proposed curve is a hypothetical future connection that could be made by a future development.

92. Please show where the retaining wall is or add the station number to the label.

Response: The retaining wall location has been provided

93. Since MH 107 is shown, please also show MH 170A.

Response: This has not been addressed but will be provided.

Sheet CS-300:

94. The 8.30% grade on the greenway does not provide ADA compliance; reference the Town's Standards Manual for requirements of vertical design on greenways.

- a. This applies for the entire greenway.

Response: Per conversation with Town Engineer, these sections are less than 200ft longitudinally and have landings at either end which should satisfy Greenway/Trail requirements

95. Label the greenway width and material and show and label the easement.

Response: This has not been addressed on plans. The greenway width is 10' and the material is asphalt.

96. Boardwalks require a 10' concrete pad on each end that is less than 2% in any direction; based on the hatching and lack of labels, it is unclear if the path is concrete or asphalt.

Response: This has not been addressed but will be provided.

97. Minimum longitudinal grade for the greenway is 0.50%. Please adjust accordingly.

- a. This applies to the entire greenway.

Response: Per conversation with Town Engineer, these sections with 0% slope are at the dam of the SCMs they run by and should be allowed for the short runs here

Sheet CS-301:

98. Barricades will be required at the end of the greenway until the future connection is made.

Response: A barricade and callout have been added

99. Label the dark line (pipe?) shown in the profile.

Response: This pipe has been labeled

Sheet CU-101:

100. Review the plans to ensure there are no conflicts with sanitary sewer services and storm.

- a. This comment applies to multiple sheets.

Response: The conflicts have been resolved.

101. Review plans to ensure the minimum separation requirements between storm and water are being provided.

a. This comment applies to multiple sheets.

Response: The minimum separation has been provided.

Sheet CU-105:

102. Check the utility plans for duplicate labels.

Response: The duplicate labels should be resolved.

Sheet CU-200:

103. Correct the sheet number in the title block.

a. This comment applies to multiple sheets in the CU series.

Response: The sheet number has been fixed.

Sheet CU-201:

104. Confirm cover over sanitary sewer pipe is at least 36".

a. This comment applies to multiple sheets.

Response: Confirmed at least 36"

Sheet CU-300:

105. Label all pipes with size, length, slope, material, on all profiles.

Response: Stormwater pipes with size, length, material and slope are shown on the schedule sheets.

Sheet CU-306:

106. The proposed grade does not cover the pipe between stations 4+50 and 8+00. Please revise accordingly. If an aerial sewer is intended, please add the appropriate labels, notes, details, etc.

Response: This has been fixed.

Sheet CG-101:

107. General comments for all grading sheets:

a. Confirm that there is no proposed grading that is steeper than 3:1 slopes.

b. Provide and label (top of wall and bottom of wall) retaining walls as needed.

- c. Label proposed and existing contours with frequency on all grading sheets.
- d. Label stormwater pipe size, length, material and slope.
- e. Show and label all drainage easements and access easements, including around the SCMs.

Response: Noted. Stormwater pipe sizes, material, slopes and length are shown on the schedule sheets.

Sheet CT-300:

108. 104. For the dedicated turn lanes, please confirm the taper lengths are correct. Generally, you see 100' tapers, or even footage requirements.

Response: This has not been addressed at this time.

109. There appears to be 2 centerlines shown within Rolesville Road. If not relevant, clean up and remove unnecessary linework.

Response: This has not been addressed at this time.

110. Remove any unnecessary labels throughout plans.

Response: This has not been addressed at this time.

111. Dimension labels do not align with the sidewalk they seem to be dimensioning; review and adjust accordingly.

Response: This has not been addressed at this time.

112. Review plans for any extra and/or extraneous lines; label any lines that are relevant and needed.

Response: This has not been addressed at this time.

113. There is an existing driveway shown on the plan that encroaches into the expanded Rolesville Road. Label if it will remain and adjust linework to tie to the widened roadway.

Response: This has not been addressed at this time.

114. Label all linework within the plan (underground utilities, edge of pavement, etc.; include widths and material).

- a. This comment applies to multiple sheets.

Response: This has not been addressed at this time.

115. There is a section cut "B-B" on the plan, but the view is not provided; please adjust accordingly.

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Response: This has not been addressed at this time.

116. Consider renaming this sheet to a more clarifying sheet title like "Rolesville Road Striping Plan".

- a. Please clarify if there is a reason the striping plan is coming first / before the existing conditions and proposed improvements.

Response: This has not been addressed at this time.

Sheet CT-301:

117. Align labels and text to the sheet and make sure they are legible.

Response: This has not been addressed at this time.

118. Please confirm if all labels currently shown are necessary. If not, remove them from the plan.

Response: This has not been addressed at this time.

119. Label the existing watermain with size and material information.

Response: This has not been addressed at this time.

120. Adjust the linework to show existing features. There is a dimension label that appears to be labeling an existing sidewalk, but that isn't clear.

Response: This has not been addressed at this time.

121. Show the entire limits of the street improvements. Currently, the plan cuts off some of the proposed pavement.

Response: This has not been addressed at this time.

Sheet CT-200:

122. 118. The linework for the plan view hard to follow due to the multiple lines and hatches. Please try to clean up and add additional labels for clarity and legibility.

- a. This comment applies to all sight line plan views.

Response: This has not been addressed at this time.

123. Show proposed roadway location on profiles. Label heights on profiles.

- a. This applies to all sight line profiles.

Response: This has not been addressed at this time.

124. This sheet is out of order. Please make sure the sheets are in order as shown on the Cover Sheet.

Response: This should be resolved

Sheet LP-101:

125. Ensure street trees do not conflict with utilities and/or driveways.

a. This comment applies to all landscape plans.

Response: Street tree locations have been coordinated with proposed utilities and driveways to ensure no conflict.

Sheet LP-103:

126. Turn on utilities (half toned) to check for conflicts.

Response: Utilities are shown on landscape plan and plantings have been revised to ensure no conflicts.

Drainage Report – Part 1: Per our conversation on 6-30 a full drainage report will not be included with this resubmittal while we work through the revised calculations due to changes to the plans.

Page 1:

127. Change the address from “Roseville” to “Rolesville”

Response: This will be corrected.

Page 5:

128. Provide a drainage area map for the proposed storm drainage network.

Response: Please see the note above.

129. Provide page numbers for each appendix to make it easier to find and jump to different sections.

Response: Please see the note above.

Page 330:

130. 126. Provide road names on gutter spread calculation sheets that match the site plan (versus Road A, B, C, etc.). Applies to all gutter spread sheets.

Response: Please see the note above.

Drainage Report – Part 2:

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Page 45:

131. The HGL drops off at the start of this pipe run. Review and revise as necessary.

Response: Please see the note above.

Page 120:

132. Confirm that the HGL remains in the pipe. This comment applies to all pipes in the network for the 10-yr storm condition.

Response: Please see the note above.

Planning & Zoning – Planning Staff and WithersRavenel:

1. Provide a Written Response to ALL comments.

Response: Noted, please note that if responses have not been provided, we may still be working through a few details.

2. Add revision dates to all submittal materials.

Response: Revision dates have been added to the plan sheets.

3. Cloud/bubble all changes so as to clearly indicate to Staff WHERE and WHAT revisions were made.

Response: This has not been provided at this time.

4. Add "CID-25-02" to the Cover sheet and on every plan set sheet.

Response: This has been added to the coversheet and in the lower right corner of the plan sheets.

5. PREREQUISITE -- Approval of PSP-24-07 is required prior to approval of these CIDs.

Response: Noted, the resubmittal of the PSP will be done once more of the vertical design has been completed/confirmed.

6. Landscaping & Tree Preservation Plan-

- a. On Buffer Types 1 and 2 a 6' fence is required and on buffer type 3 a 6' wall is required per Table 6.2.2.1. please include on buffer details.

Response: A 6' wall has been added to the Buffer Type 3 detail. No fence has been added to the Buffer Type 1L detail as per the LDO it does not require one. We would like to propose the Type 2 buffer being 25' wide with no fence instead of the 15' with a fence. The Type 2 buffer is

required along the property boundary adjacent to the Pointe Development. This adjacent buffer has already installed a fence. Increasing our buffer to 25' wide and forgoing the fence would remove an unmaintainable and unsafe strip of land between the two fences on each development. Please confirm a wider buffer will be acceptable.

- b. Remove the Type 2 buffer from around the 3.29ac 'Future Commercial/Retail' parcel as landscaping will be reviewed once a separate SDP for the site is submitted. The same applies for the 4.27ac commercial parcel.

Response: The internal buffers around the two commercial parcels have been removed, but we have kept the buffer that borders the adjacent property. Please let us know if the Town desires all buffers to be removed.

- c. All instances of a call out stating buffer is met with existing vegetation. This is not acceptable unless the Town agrees to a process established through a note on the CIDs that the Administrator, upon review, may determine existing vegetation meets the requirements of a Type X buffer. This will require additional coordination with Town staff.

Response: We plan to coordinate with Town staff to establish a process that will determine whether existing vegetation meets the requirements. Please provide us with an outline for this process and we will add notes to the plans. We have added a note to the plans to reflect a recommended process.

- d. Along the western property line, adjacent to PIN: 0639310437, a Type 1L buffer is required. Please provide.

Response: PIN 0639310437 is not an adjacent property to the site. Unsure which buffer needs to be updated to a Type 1L. Please provide further clarification.

- e. In accordance with LDO 6.2.4.5.B, the critical root zone of each preserved tree must be within the protective yard. Twenty-five (25) percent of the critical root zone may be disturbed. The preservation plan, on the first sheet, shall show the CRZ for each tree to be preserved.

Response: The critical root zones for each preserved tree located close to the limits of disturbance have been added to the plans. All trees that are proposed to be preserved have been checked to verify that no more than 25% of their CRZs are being disturbed.

7. LDO Section 6.4, Parking-

- a. Cover Sheet - Remove note stating parking calculations to be provided during CIDs – THIS IS the CID submittal, therefore all parking-related information should be shown.

Response: This note has been removed and replaced with a note referencing that the parking count is based on TA 24-01.

- b. Please provide parking calculations for mail kiosk (guest parking).

Response: This has been added below the residential count.

- c. Cover Sheet - The minimum parking indicated does not include the required guest parking for Single-Family Attached per Table 6.4.3.G. Parking calculations should be provided as part of the preliminary plan included on the cover as well as on the site plan where guest parking will be provided.

Response: The parking calculations are based on TA 24-01 and has been noted under the table for reference.

- d. Where provided be sure parking landscaping is provided in accordance with LDO 6.2.4.4.

Response: Parking landscaping has been added in accordance with LDO 6.2.4.4.

8. Vehicle Use Areas/Open Space-

- a. Per LDO 6.2.1.D. -- Vehicle use areas, streets, driveways, and sidewalks may not be used toward Open Space calculations unless explicitly stated in LDO 6.2. Currently, the site is providing 0.97 acres more than the required open space. It should be noted that elements such as parking spaces associated with the open spaces will NOT ALL be able to be counted towards open space requirements. Review LDO 6.2 to ensure open space requirements will continue to be met.

Response: This is understood and once the amenity area has been defined we will ensure that the parking area is removed from the open space calculations.

- b. Internal Road striping, including crosswalks and stop bars as well as stop signs should all be included on plans.

Response: This has not been fully addressed at this time but will be provided.

9. Provide an explanation as to why the full road section of Fowler Road is not shown to be being constructed.

Response: It was determined during the rezoning that we would only build 2 lanes for Fowler as this use is different than what was originally proposed for this area. This section of Fowler in earlier conversations was noted that it may need to be reevaluated in the future but was asked to dedicate the full R/W in case it was ever needed.

10. Where road construction does not extend to subdivision/property boundary, Revise drawings to: show a temporary turnaround including Easements on adjacent lots/properties; (2.) show provided Right-of-way (ROW) dedication for the remaining portion of the roadway up to subdivision/property boundaries; show/clarify/note exactly where planned extent of pavement will be. Defer to both Town Engineering and perhaps Wake Co. Fire for their larger concerns or needs.

Response: Three road stubs are being proposed with this development with the R/W being extended to the property boundary. Two of the residential road stubs have temporary easements added for future extension. One of the road stubs nearest the eastern commercial tract has a hammerhead and the other road stub to the south is below the 150' requirement.

Parks & Recreation

1. Greenway - Staff approves of the new routing of the Greenway as shown in these plans. Now that the Greenway is crossing the creek and a bridge/boardwalk is necessary, please include the Town's standard detail for a bridge/boardwalk. (Page 23 of the Standard Design Manual found at Town website – Planning/Adopted Policy Plans.)

Response: This has not been addressed at this time but will be provided.

2. Street Trees -- Confirm that there are NO street trees between the curb along the road and sidewalks. LDO Section 6.2. does not require – nor allow - "Street trees" to be planted within the public right-of-way. Rather, LDO Section 6.2.2.2. requires Street(scape) Buffers, which are within the private property immediately adjacent public right-of-way (width and plantings per Section 6.2.2.2.D. The Landscape Plans should be detailing every Street(scape) Buffer required.

Response: All street trees are confirmed to be outside of the right-of-way.

3. Landscape Plantings – Species of trees and shrubs shall be chosen from LDO 6.2.4.7 Landscaping Planting Guidelines. Select native bush species from these resources:
<https://ncwildflower.org/recommended-native-species/> or
<https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants>

Response: Plant species were chosen by the Landscape Architect based on design intent and site location. Plant species reflected within the plans are mostly native species with locally adapted species as well.

4. Curb Cuts/Ped Crossing - Revise to show curb cuts that will serve as future access to the parkland. (Green) An example of an existing curb cut on Redford Place is attached. Please also revise to show pedestrian ramps and a crossing at the halfway point between the two sides of the park. See images.

Response: These have been added to the plans

Engineering

See the following uploaded PDF's -

- (1.) Two of the Drainage Report
- (2.) Five of each of the 5 CID plan parts.

Response: Per our conversation on 6-30 the full drainage report will not be submitted with this resubmittal, and it is understood that approval cannot be granted until it has been resubmitted and reviewed.

COR Public Utilities

See 3 PDF's of mark-ups on Parts 1, 3, and 4 of the CID plans.

Response:

Wake County Watershed Management

See PDF of Wake Co Watershed Disapproval Ltr dated 2025-05-19

Response: Noted, this will be formally resubmitted later this month.

Fire / EMS

No comments received.

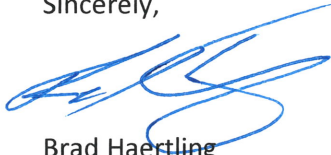
Response: Noted.

NCDOT

Brad Haertling from American Engineering came in the office the other day to sort out some of the taper requirements for the turn lanes. He hasn't submitted the plans to us yet.

Response: Work is still being done on the widening plans and may request on last meeting to discuss final details prior to resubmitting the 2-party encroachment.

Sincerely,



Brad Haertling
American Engineering Associates
4020 Westchase Blvd. Ste. 450
Raleigh, NC 27608