

April 14, 2025

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

**RE: Broadmoor  
CID, 3<sup>rd</sup> 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 April 7, 2025. Each of the comments are repeated below, followed by our response.

## **PLANNING & ZONING**

### ***Planning Staff***

#### *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 added for this resubmission.*
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 other Reviewers comments – then Signatures can be provided/attained.
  - ▶ *All comments have been addressed.*

## **WAKE COUNTY WATERSHED MANAGEMENT**

### ***Kevin Zelaya/Elizabeth Powell***

#### *General*

1. V3 – see Disapproval Letter dated 03-20-2025 related to this application.
  - ▶ *Wake County comments have been addressed.*

## **ENGINEERING**

### ***Jacque Thompson***

General

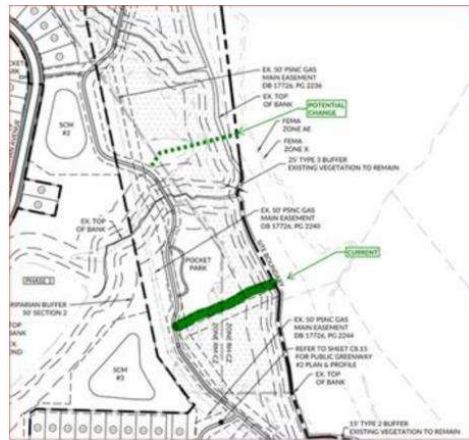
2. Please remove the landscaping at the amenity center from the CID since it is included in the Amenity Center site plans.
  - ▶ *The amenity landscape has been removed from the CID set.*

## PARKS & RECREATION

**Eddie Henderson/Tanner Hayslette**

### General

1. Following up on the email conversation with the developers of 6520 Fowler / 6521 Mitchell Mill Rd, please revise to show Greenway easement closer to SCM #2 and label as Town of Rolesville Public Greenway Easement.





- *This change has been made on the plans.*

## NCDOT

**Jacob Nicholson**

General

2. No new comment was provided.  
 ***Noted.***
3. The DOT Driveway permit and Encroachment agreement are still under review with our office. We have no specific comments at this time.  
 ***Updates have been made per review comments.***

# CITY OF RALEIGH PUBLIC UTILITIES

**Tim Beasley**

### General

4. Raleigh is ready for signatures.

► **Noted.**

5. FYI, lots should NOT be recorded until the Rolesville Crossing infrastructure and PS have been accepted by Raleigh.

► **Noted.**

Sincerely,

**WithersRavenel**



Terrence Cook  
Project Engineer