



V2 -
CID-23-08

October 9, 2023

Town of Rolesville Planning
Michael Elabarger

Re: CID-23-08 Access D/Young St. Connector – 1st Submittal review cycle
Response to Comments

Dear Mr. Elabarger,

We have received comments for the above referenced project and offer the following responses for your consideration:

Planning & Zoning – Planning Staff

1. Provide a written response to ALL the comments received.

Response: This has been noted.

2. Revise dates on next submittal documents.

Response: Dates have been revised.

3. Add "CID-23-08" somewhere visible but out of the way on All the sheet/documents.

Response: This has been added.

4. FYI, Sidewalks – the proposed 5' sidewalks on both sides, and the lack of Sidepath on either side, will be vetted by Town relative to the future development of the Town Campus project and where the best/appropriate location for a Sidepath (10' paved path parallel to a street).

Response: This has been noted. Lennar is providing what is required for the zoning conditions which does not include a sidepath on the typical section.

5. Right-of-way Dedication – Sheet C2-0, Site Plan, shows the ROW width to be 60' (please express this in some way on the Cover Sheet, where it is not observed) and Pavement section Back of Curb to Back of Curb to be 35'. Applicant and Town should discuss a ROW dedication plat, or else proposed road equates to a 'private street' (which is not clearly permitted or facilitated via the LDO) or an 'access easement' (presumed Public).

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Response: Proposed ROW has been listed site data table on the cover sheet.

6. Sheet 3 of Plan Set – Clarify if this is a subdivision plat (ie Book of Maps) or not; it includes several notes and references on it that say “plat”, but it does not bear signatures of property owner or subdivision authority (Town), and looks to have a title of “Topographic Survey”. IMAPS includes no reference to a Book of Maps for PIN 1768098727 . The Cover Sheet sheet index details the 3rd sheet as “C1-0 / Existing Conditions”, but this sheet does not bear that reference number or Title – please clarify/revise for consistency/understanding.

Response: This is not a subdivision plat as it is a topographic survey as it is named. The cover sheet has been revised to show the name of the sheet.

Engineering (CJS/B&M) – Brian Laux/Jacque Thompson

1. See PDF with approximately 7 mark-up comments on the Plan set.

- Label the style of curb.

Response: The style of curb as been labeled as a 2.5’ std. curb and gutter on the typical section.

- If this transition between 10’ to 5’ is truly desired, the transition should be done gradually so the sidewalks combine and don’t just end/start; ideally this would be uniform for the road length.

Response: A gradual transition from the 10’ multiuse to 5’ sidewalk has been added.

- What project is being connected to? Should be called out similar to how the other end is.

Response: Callout has been added to note the connection to Parker Ridge Subdivision (CID-23-06).

- Show pedestrian ramps.

Response: Pedestrian ramps are proposed as part of the Kimley Horn plans for the intersection of Street H and E Young Street.

- Will water be connected too? What is the plan for future development? Will the new road be torn up to account for extending utilities?

Response: Per CORPUD request, a 12” water line is now proposed in the connector. It is proposed that this main will connect to both E Young Street and the Parker Ridge subdivision.



- The Town's preference is to have increments of 50' for vertical curve lengths.

Response: The vertical curve lengths have been updated to be in increments of 50'.

- Minimum cover should be called out.

Response: Minimum cover has been called out as 3'.

COR Public Utilities – Tim Beasley

1. See PDF of two (2) mark-up comments on Sheet C2.0 from the Plan set.

- Raleigh Water is requiring a public waterline to be built within this R/W. This waterline may need to be 12" which would also mean a 12" may need to be extended through Parker Ridge to this R/W.

Response: A 12" main has been extended through Parker Ridge and this connector to E Young Street.

- Also, Raleigh is requiring sewer to be stubbed to the low points of PINS. 1768094465 and 1768192148. This may have some impact on this plan but more for the subdivision plan. These extensions will allow for future development with the upstream adjacent parcels.

Response: Sewer stub for PIN 1768094465 has been added to these plans. Stub for PIN 1768192148 has been added to Parker Ridge Subdivision plans.

Wake County Watershed Management – Janet Boyer

1. Construction Drawings may be formally submitted to Wake County through permit portal for review of Sediment and Erosion Control (SEC) & Stormwater Management Plan (SWF) permits.

Response: These plans will be submitted within 1 weeks.

2. Each phase should have a separate SEC/SWF permit.

Response: There is only 1 phase for the street connector.

3. NOTE: Plans submitted for permitting must be signed/sealed; do not label them "Preliminary".

Response: Noted. This set will remove this label.

4. A jurisdictional determination and/or ID number will be required from NC Dam Safety for existing or proposed dams.

Response: There are no proposed dams on the property

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5. Remove second signature block for Wake County Erosion Control permit.

Response: This has been removed.

Please let us know if you have any questions or concerns with the submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Debbi Ferm", with a long horizontal flourish extending to the right.

Debbi Ferm

BGE, Inc.

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