



November 28, 2023

Town of Rolesville, NC
Michael Elabarger

Re: Parker Ridge
CID-23-06, 3rd Submittal
Response to Comments

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

Comments from Planning & Zoning - Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe

1. Provide a written response to ALL the comments; a mark-up response to mark-up comments is fine.

Response: A written response has been provided.

2. On Revised Plan set – please BUBBLE/CLOUD all revisions to clearly indicate revisions/changes.

Response: The revisions were minor for each area but bubbled if there were any layout changes.

3. Revise dates on the CID plan set – keep all dates for all revisions/submittals.

Response: The dates have been revised.

4. **OPTIMIZE the PDF's to reduce the File Size** – Town website has max upload of 100MB.

Response: The PDFs have been reduced to sections of

5. FYI – Fee-In-Lieu of construction of a small portion of Long Melford Drive and of Greenway in the southwest quadrant can be accepted; this can be completed with the review & approval of CID-23-06.

Response: Noted. The estimate will be provided for approval.

6. LDO Section 6.6.F.1 – Revise/have the Lighting Plan sealed by an engineer.

Response: We are still in progress of getting Duke Energy to seal the plans.



7. See Comments made on PSP-23-02 regarding Demolition Plan, Site Plan Sheets, & Open Space Plans. IF there are changes to the PSP that need reflected in this CID, make those changes/revisions.

Response: These comments were addressed with the PSP submittal.

8. Please clarify – does the CID plan set include the entire PSP plan set?

Response: Yes, the CID plan set includes the entire PSP set.

Comments from Engineering Brian Laux/Jacque Thompson

See the TEN (10) PDF's – 1.) a Memo dated 11-03-2023; 2.) Drainage Report mark-up; 3.) Stormwater Report mark-up; 4.) Seven (7) Mark-up PDF's on the 4 parts of the CID plan set.

Response: Noted. Only the C4 and C6 markup responses have been provided but a comment response letter is provided..

Comments from Wake County Watershed Management – Janet Boyer

V2 – No comments were received, please Contact Wake County directly.

Response: Noted.

Comments from COR Public Utilities – Tim Beasley/Autumn Smith

See Five (5) PDF's – Mark-ups of CID plan set parts 1a, 1b, 2, 3, and 4 as they were separated and posted to the Town webpage for MB limitation purposes.

Response: Noted. These have been addressed in the plan set.

Let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbi Ferm", followed by a horizontal line.

Debbi Ferm, PE
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5440 Wade Park Boulevard, Suite 102 · Raleigh, North Carolina 27607 · 919-276-0111