

## V2 - SDP-24-03 Chase Bank

July 1, 2024  
Via: Electronic Mail/Fedex

Town of Rolesville  
502 Southtown Circle  
Rolesville, NC 27571

Re: Comment Response Letter  
Chase Bank – Wallbrook  
S Main Street & Virginia Water Drive  
Rolesville, NC 27587  
Wake County  
BE #NCB230114.00

Dear Reviewers:

Bohler Engineering is pleased to submit on behalf of BDG Architects, PLLC the revised plan set for Chase Bank – Wallbrook. The following is our comment response letter addressing comments received from Bolton & Menk dated May 30, 2024. Each comment is addressed and responded to as follows:

### **Bolton & Menk – Engineering Comments**

#### **Sheet C-101:**

**Comment 1:** In references and contacts table, update architectural plans “DATED:” to match that shown on the architectural plans.

**Response 1:** *Date has been modified to match that of the architect's plan set.*

**Comment 2:** Update Project Number and Submittal Type: to Rolesville Project number, SDP-24-03.

**Response 2:** *Project number and submittal have been updated.*

**Comment 3:** As noted above, due to this being a private site, we are reviewing this Site Plan submittal as Construction Drawings. For this type of review, please provide the following in the next submittal:

- a. Stormwater Calculation Package including the following:
  - i. Pre and post development drainage area maps.
  - ii. HGL calculations and graphs (10-year event for all closed systems and 25/50 year for those in sags based on classification. HGL shall be inside of pipe for 10-year event).
  - iii. Gutter spread calculations ( $I = 4"/hr$ ).
  - iv. Outlet velocity identified.
  - v. Rip rap dissipator calculations.
- b. For NCDOT, the following:
  - i. Sizing for all new or modified open ended crosslines for 25/50 year based on classification.
  - ii. 10-year sizing for all roadside ditches with a reduced cross section from the existing conditions.
  - iii. Pre and post development drainage calculations for all POIs (25, 50, 100 year).
  - iv. Bypass calculations.

**Response 3:** *Stormwater calculations and narrative have been included. In addition, the overall drainage map and allowable BUA is included for the subject parcel within the overall Wallbrook Development.*

**Comment 4:** Include owner contact information on cover sheet.

**Response 4:** *Owner contact information has been provided on the cover sheet.*

#### **Sheet C-201:**

- Comment 5:** Update plans to reflect surveyed conditions. (It is understood that Bohler is waiting for the survey, leaving this comment until survey is received and updated).  
a. This comment applies to multiple sheets.
- Response 5:** ***Bohler is coordinating pad delivery timeline with developer. Established pad conditions and elevations have been coordinated via CAD files with developers engineer.***
- Comment 6:** Provide site metes and bounds of property boundary in graphic and list format.
- Response 6:** ***Bohler to provide once pad site and parcel limits have been recorded with Wake County.***
- Comment 7:** iMaps shows force main extending along US 401 Business. Show entire force main and either label or add line type to legend on sheet C-102 for clarity.
- Response 7:** ***Bohler is coordinating with surveyor to understand full limits of the existing force main.***
- Comment 8:** Clarify and provide direction to where existing tree to be relocated will be relocated to on landscape sheet.
- Response 8:** ***Tree is no longer being relocated.***
- Comment 9:** Show all existing storm pipes along US 401 Business.
- Response 9:** ***All existing storm pipes shown and labeled along US 401 Business.***
- Comment 10:** Specify whether Virginia Water Dr. is a public or private ROW.  
a. This comment applies to multiple sheets.
- Response 10:** ***Virginia Water Dr is a public ROW. Noted on plans.***
- Comment 11:** iMaps show flood prone soils on site, please verify if there are any on site.
- Response 11:** ***Soil map provided within the stormwater and erosion control report.***
- Comment 12:** Verify if existing utilities and stormwater on the property have existing easements. If so, show the easement, label with size, type, and public/private.
- Response 12:** ***Bohler is coordinating with the overall developer to determine limits of easements within the Wallbrook Development.***
- Comment 13:** Label existing utility and stormwater pipes with size and material.  
a. This comment also applies to sheet C-301 and sheet C-401.
- Response 13:** ***Existing utilities along with their size and material have been labeled.***
- Comment 14:** The access drive off of Wallbrook Drive has not been submitted and doesn't appear to be existing. Verify existing conditions where an existing access drive is shown and update as needed.
- Response 14:** ***Access drive aisle is no longer shown as existing, but permitted under separate cover.***
- Sheet C-301:**
- Comment 15:** NCDOT will not allow the proposed retaining wall for sidewalk to ROW to be within the ROW. Please revise design.
- Response 15:** ***There is no longer a retaining wall or handrails within the NCDOT ROW.***
- Comment 16:** Please label the existing radii on site, within the access drive off Wallbrook Drive.
- Response 16:** ***Radii is now shown on the access drive aisle.***
- Comment 17:** Update building height to match that shown on architectural plans.
- Response 17:** ***Building height has been updated.***
- Comment 18:** Plans for access drive off of Wallbrook Drive have not yet been submitted. Unless further coordination for the access drive is taking place, design and permitting of driveway improvements will be needed for this submittal.
- Response 18:** ***Further coordination is ongoing for the overall developer to submit plans for the access drive.***

## Sheet C-401:

- Comment 19:** Provide standard drop of 0.2' between inverts in and inverts out of storm pipes.  
**Response 19:** ***Standard minimum drop within the 15" storm pipes, curb inlets, and existing inlet are now shown in the design.***
- Comment 20:** Depending on revised design, please provide spot grades for at proposed wall for tie out locations.  
**Response 20:** ***Spot grades have been updated.***
- Comment 21:** Clarify how stormwater will be managed in low point at 382' contour adjacent to Virginia water Drive.  
**Response 21:** ***Bohler is coordinating with overall developer to provide the pad site without this low point. In the final graded condition, it is anticipated that all stormwater will flow to the proposed drop inlet at the south of the parcel.***
- Comment 22:** Clarify if a spill curb will be used along interior curb to allow positive drainage to storm structures.  
**Response 22:** ***Note added on sheet C-401 to address spill/collector curb.***
- Comment 23:** Please clarify if there will be a high/low spot between 387 contours on the curb across from the trash enclosure.  
**Response 23:** ***Contours have been revised to provide proper drainage intent.***
- Comment 24:** Adjust the proposed pavement swale along the trash compactor. The swale currently looks like stormwater will have trouble draining around the curb (and eventually to the curb cut/ swale).  
**Response 24:** ***Grades have been reviewed to confirm positive drainage away from the trash enclosure.***
- Comment 25:** We were not able to evaluate the grass swale without the storm calculation package. Impervious areas should be collected through a closed storm system to the existing drop inlet. Please revise design as needed.  
**Response 25:** ***Grass swales are no longer shown, and they have been revised to pipes that are included in the storm report.***
- Comment 26:** Based on existing contours in the east corner of the site, it appears stormwater in this area flows off site. Adjust grading as needed to route stormwater to existing storm drop inlet.  
**Response 26:** ***Bohler is coordinating existing grades with overall developer.***

## Sheet C-501:

- Comment 27:** An easement will be required for water meters in their current proposed locations.  
**Response 27:** ***Easements are to be provided. Bohler coordinating with overall developer on whether or not they will be submitting the location of the water meter easements or if Bohler is to plat the easement.***

## Sheet C-801:

- Comment 28:** Trees to be preserved should be enclosed with appropriate fencing no less than 1' from trunk for each 1" in tree diameter (LDO section 6.2.4.5). Tree protection fencing should remain in place throughout the site development until a certificate of occupancy is issued. Show tree protection fencing on site plan and landscape sheets as well.  
**Response 28:** ***Tree protection fencing shown on existing vegetation.***

## Sheet C-803:

- Comment 29:** The hatch for the concrete washout pit by the construction entrance remains but border and label have been removed. Please clarify whether the concrete washout pit will remain or be removed in phase 3.  
**Response 29:** ***Concrete washout pit is now shown properly.***

## Sheet C-902:

**Comment 30:** Please include the following details with the next submittal:  
a. Roof drain cleanout out connection.  
b. Grass and pavement swale detail.  
c. Pipe bedding and trench.  
d. Storm outlet pipe and rip rap dissipator pad.

**Response 30:** *HDPE connection details and pipe bedding details have been added. Grass swale and rip rap dissipator pad have been removed.*

## Planning/Zoning Comments

### General Use Standards:

**Comment 1:** Per LDO Section 5.1.4.B.4., demonstrate compliance with the required use standards for Banks. Clearly call out in the plans where/when compliance with these standards is being demonstrated by referencing the exact Section.

**Response 1:** *Plans illustrate width of drive thru and by pass lane, stacking spaces for at least two cars, no pedestrian connectivity across drive through is proposed and outdoor speakers are greater than 50' from property line.*

### Cover Sheet:

**Comment 2:** Add application reference number 'SDP-24-03' to the cover sheet in a clear and observable spot.  
**Response 2:** *Reference number has been added.*

**Comment 3:** Add GC District Building Setback dimensions to the Site Data Table.  
**Response 3:** *Building setbacks are shown in the Site Data Table as 'Min Yard Setbacks'.*

**Comment 4:** Add Open Space requirements from the preliminary plat to the Site Data Table.  
**Response 4:** *Coordinating with the overall developer on preliminary plat open space requirements.*

**Comment 5:** Add/revise to include date of submittal and revisions.  
**Response 5:** *Dates of submittals and revisions shown.*

## Sheet C-201:

**Comment 6:** Remove the proposed access drive as it is not currently constructed nor yet approved and should not be included on the existing conditions plan.

**Response 6:** *Access drive aisle no longer shown as existing.*

**Comment 7:** PSP 24-01 shows a permanent utility easement associated with NCDOT Project U-6241. Please show this easement and all others located on site.

**Response 7:** *Easement is shown and labeled.*

**Comment 8:** Existing vegetation to remain should be appropriately labeled with the species and caliper measurement.

**Response 8:** *Bohler coordinating with NCDOT and Stantec to determine species and caliper of vegetation along US 401 Business.*

**Comment 9:** 10' wide MUP installed by NCDOT Project U-6241 should have a callout.

**Response 9:** *10' wide MUP has now been labeled.*

## Sheet C-301:

**Comment 10:** Unable to locate proposed bike rack typical. Please provide.

**Response 10:** *Bike rack shown at the front entrance and a detail has been provided on C-901.*

**Comment 11:** Show and label the site distance triangles.

**Response 11:** *Comment retracted after TRC call. Due to Bohler not providing street design, site distances are not required for the driveway entrances to the Chase Bank from the access drive aisle.*

**Comment 12:** Although this active open space meets the requirements for non-residential developments, 4 pedestrian amenities, 1 of which is shown (benches) will need to be provided in accordance with LDO Section 6.8.4.B.2.

**Response 12:** *Amenities are shown in the site legend now.*

**Comment 13:** The proposed pedestrian ramp appears to be partially located within the ROW. Coordination with NCDOT to determine whether this is acceptable is necessary.

**Response 13:** *Pedestrian ramp is still within the ROW, but the retaining wall and handrails are no longer located in the NCDOT ROW.*

**Comment 14:** What does the total current impervious area (5,077-sf) include?

**Response 14:** *This is the impervious area within the proposed property line; this includes the multi-use path and the proposed access drive aisle that is to be completed prior to the Chase Bank site being developed. Essentially this is the impervious area that will have been installed when Chase Bank construction starts.*

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at 919-578-9000.

Sincerely,

**Bohler Engineering NC, PLLC**

  
Oliver Kaija, P.E.  
Project Manager