

## V2 - REsponse to V1 Comment SUMMARY Document

10/29/2024

Town of Rolesville, NC  
Site Development Plan TRC Review  
Fifth Third Bank - Wallbrook  
Site Plan Submittal (SDP-24-07)  
BDG# 230634

### Sheet C00.00:

- Several sheets listed are not included in plan. Please add them with the next submittal or remove from sheet list table if not included within the plan set. (Landscape & Irrigation Sheets)

**Response: Included all sheets from Civil Index.**

### Sheet C01.01:

- There appears to be an outlet pipe in the north corner that is discharging into the drainage swale on the north side of the site. Is this an inlet or an outlet pipe? Please clarify where the water will go once the pipe and swale are removed.

**Response: These pipes are planned to be picked up by drop inlets and re-routed across the property frontage by NCDOT. Please see attached clarification email (10/17/2014) from Tim Nifong, ARK Counting Group, the master development. Also, see U6241\_Hyd\_PSH\_04\_Wallbrook\_Reroute\_20241008 (1) plan.**

- The existing ditch, on the north side of the site, cannot be regraded/filled without a plan to re-route the stormwater. Please provide an explanation and/or add to plans.

**Response: The ditch will be filled in as part of the overall master site mass grading prior to turnover Lot to 5/3 bank. Please see attached clarification email (10/17/2014) from Tim Nifong, ARK Counting Group, the master development. Also, see U6241\_Hyd\_PSH\_04\_Wallbrook\_Reroute\_20241008 (1) plan.**

### Sheet C02.01:

- Please verify the site has adequate ADA ramp length at the pedestrian ramps at the entrance. The grey shaded hatching is unclear since only one ramp is shaded.

**Response: ADA Ramp has been revised. See revised Site Plan (C02.01), Grading Plan (C03.01) and Details (C05.02) for updated ADA ramps.**

- It appears the pre-development values for pervious vs impervious area have been swapped in the Pre Vs Post Site Areas table. Please verify and revise accordingly.

**Response: Under the Pre-Development values, the Pervious and Impervious values have been revised. See Revised Site Plan, C02.01.**

### Sheet C03.01:

- Please show proposed and existing contours. This comment also applies to Sheet C03.02.

**Response: The ditch will be filled in as part of the overall master site mass grading prior to turnover Lot to 5/3 bank. Please see attached clarification email (10/17/2014) from Tim Nifong, ARK Counting Group, the master developer. Also, see U6241\_Hyd\_PSH\_04\_Wallbrook\_Reroute\_20241008 (1) plan.**

**GC to re-grade surrounding landscaping grade elevation and re-sod/re-mulch as required to match existing grade elevations, slopes not to exceed 4:1. See Revised Grading plan, Keyed note#4, sheet C03.01.**

**Sheet C03.02:**

- Please verify the outlet for the existing structure at the intersection of US Highway 401 and the entrance road.

**Response: The ditch will be filled in as part of the overall master site mass grading prior to turnover Lot to 5/3 bank. Please see attached clarification email (10/17/2014) from Tim Nifong, ARK Counting Group, the master developer. Also, see U6241\_Hyd\_PSH\_04\_Wallbrook\_Reroute\_20241008 (1) plan.**

**GC to re-grade surrounding landscaping grade elevation and re-sod/re-mulch as required to match existing grade elevations, slopes not to exceed 4:1. See Revised Grading plan, Keyed note#4, sheet C03.01.**

- This comment relates to Comment 2: Confirm how the stormwater in the southeast exit will be collected for bypassed.

**Response: Stormwater will be sheet flowed off-site and drained into adjacent stormwater inlet and go to a master pond. See Grading plan, sheet C03.01.**

**Sheet C04.01:**

- Please show the proposed/existing fire hydrant locations.

**Response: Per city reviewer - no new hydrant proposed.**

**Sheet C05.06:**

- Please ensure that all details are legible; the seeding specifications table is hard to read at the current text size.

**Response: Details have been revised. See Wake County Seeding Specifications Detail, Sheet C05.06.**

- Please move the standard utility notes to the appropriate sheet or rename the sheet title so it is relevant to all the notes on the sheet.

**Response: Standard Utility Notes have been moved to City of Raleigh utility details, sheet C05.05.**

**Sheet C06.02:**

- Add silt fence outlets. This comment applies to all erosion control sheets. Remove the silt fence across the construction entrance. This comment applies to all erosion control sheets.

***Response: Silt fence has been removed around the Site entrance. See Revised Erosion Control Plan Phase I Sheet, C06.02 & C06.03.***

**Sheet C06.03:**

- Please verify the limits of disturbance on the southwest portion of the site.

***Response: Acknowledged.***

- Will construction equipment be able to gain access in between the silt fence? Will a temporary construction easement be needed?

***Response: A temporary construction easement may be required/provided prior to construction; however, it depends on the GC as this is a construction mean and method. GC to coordinate with the developer to obtain a temporary construction easement as needed. Please see revised keyed note#6, sheet C06.02.***

- Adjust the limits of disturbance on the north side of the site to include the proposed sidewalk. Miscellaneous:

***Response: Silt fence has been adjusted to include the proposed sidewalk. See Revised Erosion Control Plan Phase II Sheet, C06.03.***

- A stormwater package needs to be included to show HGLs for all pipe and gutter spread.

***Response: Please see attached Pipe Sizing Spreadsheet including HGLs highlighted in yellow in Stormwater Narrative Report, Page 27 of 269. Gutter Spread is not required for private vehicular use areas.***