



V2 - SDP-24-10 - RResponse to V1 Comments

December 30, 2024

Town of Rolesville, NC
Attn: Michael Elabarger

Re: Parker Ridge Amenity Center
SDP-24-10, 1st Submittal
Town of Rolesville, NC

We have received your comments and we offer the following formal responses with your consideration.

Planning & Zoning:

1. Provide a Written Response to ALL comments.

Response: *Noted.*

2. Add revision dates to all submittal materials.

Response: *Revision dates have been added to all submittal materials prepared by BGE.*

3. Cloud or bubble or otherwise indicate where the changes are made on plan sheets.

Response: *Clouding and revision triangles have been added to the sheets.*

4. Add "SDP-24-10" to the Cover sheet and on every plan set sheet.

Response: *SDP-24-10 has been added to the Cover Sheet and every plan sheet.*

5. Revise Site Data Table to include the Building Setbacks, Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Parking Data per use, Tree Coverage Data, Building Height, and Building Sq Ft.

Response: *These items with the exception of the building setbacks have been added to the Site Data table on the Cover Sheet. There are no non-residential use building setbacks that apply to the amenity center, therefore none are shown.*

6. Remove or denote area outside of the site area that is not a part of this plan approval including but not limited to, sidewalks, townhome lots, existing parking lots. Items that were constructed as part of CID-23-06 should be shown as existing. Additionally, the parallel parking shown along the stem of the cul-de-sac as well as the parking provided on the cul-de-sac was not previously shown on CID-23-06. Why is this additional parking necessary and being as it is off-site, it can not be reviewed as part of the amenity center site development plan.

Response: *Items approved as part of CID-23-06 have been screened back to show as existing. A revision to CID-23-06 is being submitted to address the changes in the cul-de-sac at Carved Stone Court. The additional parking in this area was requested by our client to accommodate the amenity center and townhome guests.*

7. Multiple material callouts have been blacked out on the submitted elevations, please update.

Response: *These are not material callouts. These are the "tails" of the section cuts for the building elevations.*

8. Mitigation Trees will need to be relocated away from the pool deck to ensure protection of critical root zone.

Response: *Previously approved mitigation trees have been relocated away from the pool deck.*

City of Raleigh Public Utilities

1. Please provide size, make and model # for the proposed BFP.

Response: *This information has been added to the callout on the utility sheet.*

2. Why are you not using the sewer stub provided by the subdivision? If this will not be used, you'll need to call this out to be abandoned per City standards.

Response: *Sewer service changed to stub provided by subdivision.*

3. Add this note on Utility Plan "Where discharge to the storm sewer is not possible and a swimming pool is connected to the sanitary sewer system for the purposes of draining or flushing the pool/fountain or backwashing the filters, the drainage system shall be equipped with a pump or flow restructure so that the discharge rate to the sanitary sewer does not exceed 50 GPM."

Response: *Note added to utility sheet.*

Engineering: **Sheet L4-0**

1. Please provide a site data table that includes the following:

- a. PIN
- b. Zoning (current/proposed)
- c. Watershed
- d. River Basin
- e. Current Use(s)
- f. Proposed Use(s)
- g. Current Impervious
- h. Proposed Impervious
- i. Parking Data per use
- j. Tree Coverage Data
- k. Building Height
- l. Building Square Footage

Response: *This information has been added to the Site Data table on the Cover Sheet L4-0.*

2. Please provide an erosion control plan and light plan with the next submittal

Response: *An Erosion Control Plan and Lighting Plan have been added to the submittal sheet set.*

3. Update the Town of Rolesville Case Number to "SDP-24-10."

Response: *The case number has been updated.*

4. Update the revisions in the title block to include those that pertain only to the Parker Rideg Amenity Center plan review.

- a. This applies to all relevant sheets.

Response: *The revision information and date in the title block have been updated per this comment.*

5. Include the contact information for the project owner, applicant, and all consultants for this project.

Response: *This information has been added to the Cover Sheet L4-0.*

Sheet L4-1

6. Please confirm the construction sequence relationship between Parker Ridge Subdivision and Parker Ridge Amenity Center. Clarify whether the Amenity Center will be constructed during or after Parker Ridge Subdivision.

It is currently assumed that the existing conditions of this will be based on the proposed conditions for the overall Parker Ridge Construction Infrastructure Drawings Set (CID-23-06). Please update the existing conditions sheet to match the proposed conditions from the approved CID-23-06 plan set if applicable.

Response: *Existing conditions sheet has been revised to show approved CID-23-06 plans as existing. These plans have been screened back in all other sheets to reflect their status as existing. A revision to CID-23-06 is being submitted so that demolition is not necessary.*

7. For the next submittal please include the following information on the existing conditions:

- a. Site size
 - b. Metes and bounds of property boundary
 - c. Property lines (zoom out if necessary to see the lot)
 - d. Property identification number (PIN) of site and adjacent properties
 - e. Zoning districts of site and adjacent properties
 - f. Register of deeds book and page number for any adjacent platted subdivisions
 - g. Owner information for the parcel of the project location
 - h. Existing land use of site and adjacent properties
 - i. Setbacks
 - j. Easements (label with type, size, and public or private)
 - k. Existing open space or common areas
 - l. Contour labels
 - m. Demolition (if applicable)
 - n. Limits of Disturbance

Response: *These labels have been added. For PINs, the entire site is comprised of a single PIN. The amenity lot metes and bounds have been added to the existing conditions sheet. Setbacks are not required on this lot per an email from Michael Elabarger due to the omission of commercial use types from the RH zoning designation. No demolition is proposed, and a revision to CID-23-06 is being submitted.*

8. Adjust all leaders to point at the correct items.
 - a. This comment applies to multiple sheets.

Response: *Leaders have been adjusted to point to the correct items on all sheets.*

9. Label adjacent right of ways. Specify the right of way width and whether it is public or private.
a. This comment applies to multiple sheets.

Response: *ROW width and type has been added to street name labels.*

10. Show and label all existing features within the right of way.

Response: *Existing features within the ROW have been labelled.*

Sheet L4-2

11. Please show the limits of disturbance. It is unclear what features are existing versus proposed based on the screening and labels shown.

- a. This comment applies to multiple sheets.

Response: *Existing conditions have been screened back on all sheets.*

12. Include a legend and/or labels to clarify what is shown and whether it is existing or proposed. It is unclear what site feature symbols represent. Ensure that the existing and proposed conditions match throughout the entire plan set.

- a. This comment applies to multiple sheets.

Response: *All existing site work is in grey scale. Everything within the Limits of Disturbance line is proposed site work.*

13. Please show setbacks and landscape buffers per zoning requirements.

Response: *Landscape buffers have been shown and labelled on this sheet. Setbacks are not required, as the RH zoning has no non-residential setbacks, and the building is naturally bounded by landscape buffers and parking areas.*

14. Please include tree protection fencing locations if applicable.

Response: *Tree protection fencing locations is being shown.*

15. Note: Green markups have been included for the parking lot area on the site. Design for the parking lot area has been included in the Approved Parker Ridge plan set (CID-23-06) and it is unclear if this area will be existing or proposed during the time of the Amenity Center construction. If the parking lot area is considered and shown as existing conditions in the next submittal, the green markups may be disregarded.

- a. Label ADA ramps and provide an ADA ramp detail.
- b. Label and dimension handicap aisles and spaces.
- c. Provide a detail for the proposed mail kiosk
- d. Provide dimensions for parking and the drive aisle
- e. Label and dimension sidewalks with the width and proposed material.
- f. Label radii.

Response: *The parking lot area and mail kiosk is considered as existing conditions. Items a-f above are all included in the previously approved site plan (CID-23-06).*

16. Please clarify if bike parking and a dumpster will be included for the amenity area.

Response: *Bike parking will not be provided, and trash service is to be provided through roll out bins.*

17. The design of Carved Stone Court cul-de-sac and the Amenity Center parking lot do not match the approved Parker Ridge Subdivision plan set (CID-23-06). As of now, it is assumed that this area will be constructed per the approved CID-23-06 plans, then will be demolished and reconstructed per this plan set. If this is the case, label the proposed conditions and provide a demolition plan for updates. If this is not the case, CID-23-06 may require a revision to be constructed as shown in the Amenity Center plans.

Response: *A revision to CID-23-06 is being submitted to address the changes shown. These areas have been screened back to show as existing, and no demolition work is expected to take place.*

18. Label the Amenity Center Property line. In addition, label the Amenity Center and adjacent properties with their respective PINs.

Response: *The amenity center lot line has been labelled. PINs have been added to the properties shown on the plans.*

19. Show and label all easements with the easement type, size, and whether it is public/private. If the easement is existing, include the deed book and page number.

a. This comment applies to multiple sheets.

Response: *Dimensions and labels have been added to easements.*

20. Clarify the different types of signs on site. The “Accessible parking sign, typ.” label shows that all signs shown should be the same accessible sign.

Response: *This was correct at time of first submittal. Additional signs have been added and labelled to show amenity center reserved parking per CID-23-06.*

21. Amenity parking only signs shown on the approved Parker Ridge Subdivision plan set (CID-23-06) are not shown. Clarify if the signs are intended to be installed/removed.

Response: *These signs should be installed and have been added to plans for this submittal.*

Sheet L4-3

22. Clarify the design intent for the storm area drain outfalls.

Response: *Outfalls should tie into existing inlets per CID-23-06, and these existing structures are now shown on plans.*

23. Show all and label all water, stormwater structures/pipes, and sanitary sewer structures/pipes. Ensure that the display or labels clearly distinguish an existing or proposed condition.

Response: *Utility and storm infrastructure is now shown, and existing and proposed conditions are clarified through screening and labelling.*

24. Please provide spot grades on pool deck for review.

Response: *Spot grades have been added on the pool deck.*

25. Please provide spot grades in the downspout splash pad area to confirm positive drainage away from the building. There is a concern due to proposed plantings around the splashpad that water will not get to the sidewalk/curb.

Response: *Splash pads have been removed and downspouts are tied into the storm system.*

26. Please include a detail for downspout tie ins to area drains with next submittal.

Response: *This detail has been added.*

27. Please include spot grades at all corners of the ADA parking spots and ramp to confirm ADA compliance. The spots requested have been marked on the plans with red circles on the plan markup.

Response: *Spot elevations have been added.*

28. In the proposed utility legend, the line type of easements shown appear as proposed. Clarify whether the easements are proposed or existing and update as needed.

Response: *The legend has been updated to distinguish between existing and proposed easements.*

29. Based on the updates to the existing conditions sheets, adjust existing and proposed contours accordingly. Please label both existing and proposed contours.

Response: *Contour labels have been added, and contour linetypes have been adjusted to distinguish between the existing and proposed conditions.*

30. For next submittal, please provide:

- a. Stormwater rims, inverts, and slopes.
- b. Sanitary sewer rims, inverts, and slopes

Response: *Elevations and slopes have been added to all stormwater infrastructure, and sewer elevations have been added at manholes. Minimum pipe slopes have been labelled for sewer services.*

31. Please confirm the intent is for a landscape architect to sign and seal for utilities.

Response: *This sheet has been changed to a P.E. seal.*

Sheet L4-4

32. Show all above and below ground utilities on the planting plan for review.

Response: *Above and below ground utilities are now shown on the Planting Plan.*

33. Clarify the design intent of the trees located in the Amenity Center parking lot islands. After adding two spots the trees are now located in the gutter.

Response: *Trees have been relocated to the tree islands and not in the gutter.*

Sheet L4-5

34. Additional details may be required based on updates to the existing and proposed conditions. Please provide details for any items that are proposed in this plan set.

Response: *Noted.*

Sincerely,

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

Debbi Ferm, PE
Senior Project Engineer