

FLMENGINEERING

November 1, 2024

Michael Elabarger
Assistant Planning Director
TRC Coordinator
Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

**Reference: SDP-24-05 Pine Glo
Review #2 Comment Response Letter**

Dear Mr. Elabarger:

Per the comments received on September 6, 2024, please see the below comment responses and revised site development plan and associated documents:

Planning

1. Continue to Provide a Written Response to ALL comments.

This letter contains written responses to all comments.

2. Continue to Add revision dates to all submittal materials.

Revisions dates have been added (see revision block on plans).

3. Continue to Cloud or bubble all changes to Staff knows where/what a Revision is, greatly improving Re-review and helps avoid “repeating” comments due to lack of clarity as to if/where revisions were made.

To avoid plan clutter, the revisions have not been clouded but are clearly noted in this letter for reference.

4. REPEAT FYI Demolition Permit – This will be required to remove the existing building and clear the site in advance of the project embodied in this SDP; Staff encourages this be applied for and be ready for issuance so as to not artificially stall project movement once this SDP is approved and a Pre-Construction Meeting is held and site construction can commence. Note, Demolition can absolutely occur in advance of SDP approval.

This comment is noted.

5. FYI – Building Height – TA-24-02, to revise Building Heights in all LDO Non-residential Zoning Districts, is anticipated to be presented as an information item to the Town Board of Commissioners at the September 17, 2024 Work Session meeting, and upon direction from the Board, a Legislative Hearing at the October 8, 2024 Regular meeting of the Board. IF adopted by the Board, all references to Permitted Building Height will need to be revised to mesh with the LDO as amended by TA-24-02.

This comment is noted. Please provide the approved amendment once adopted.

6. See PDF of mark-ups on the Architectural Elevations.

Revised elevations are included with this resubmittal, incorporated into the SDP set.

7. See PDF of mark-ups on Sheets C-4 and C-11 only.

Revised plans are included with this resubmittal.

8. REPEAT - Traffic Generation/Traffic Impact Analysis (TIA) – Submit a Traffic Generation Letter for the project as asked for in the email dated 06/26/2024 @ 1:27 PM from the LDO Land Development Administrator, Meredith Gruber. This was to be provided and emailed to the Planning Director, NCDOT contact (Jacob Nicholson), and Assistant Planning Director/TRC Coordinator. Please explain/provide.

The trip generation letter is in progress.

9. REPEAT - Alternative Parking Plan (APP) request – Applicant& Town Staff should pursue this as a side objective and plan for how and when to take this to the Board of Commissioners. Recall prior Staff information that the only other APP to occur proceeded via an Evidentiary Quasi-Judicial Hearing by the Town Board. The remainder of the review of this SDP hinges on the parking decision by Town Board.

This comment is noted.

10. Partial Repeat - Lighting Plan (submitted as a separate file) – clarify or explain if the project includes wall-mounted lighting.

The project does not include wall-mounted lighting at this time.

11. REPEAT - Sheet C-10, Landscape Plan – Per Section 6.2.4.5.B note that the preservation standards outlined shall apply and a Preservation Plan in accordance with Section 6.2.4.5.C shall be prepared. Further review will be necessary once this required element is provided.

RESPONSE: Tree preservation standards have been addressed in the “Tree Preservation Notes” on the landscape plan.

b) NEW COMMENT: Based on the submitted tree preservation plan, it is unclear what existing vegetation will remain, if any. On Sheet C-11, be explicitly clear and label what/where existing vegetation will remain.

Refer to the legend on sheet C-11. Existing trees to remain are darker than the grayed-out trees to be removed (also depicted on sheet C-3). The trees to remain have also been noted in call-outs as “ex. trees to remain w/ prop. tree protection fence.”

12. NEW – Sheet C-4 - Note, in accordance with LDO Section 6.8.4.B.5, Pedestrian Crossings, a street crossing shall be required here due to the proposed pedestrian walkway connection. Such crossing should lead to a permanent walkway which connects to the building entrance on the right elevation. Additionally, it is unclear how this proposed pedestrian path will be accessed. It is recommended that the entrance to the path be shifted above where the R27' callout is. (See both locations on the provided markups where this requirement is applicable.

Pedestrian crossings have been provided as requested and in conjunction with Parks & Recreation comments. Note that because the mulch path is not ADA accessible, ADA ramps are not provided at the crossings to avoid misleading a person with disabilities.

13. NEW – Sheet C-11 - Please note that parking perimeter plantings in accordance with LDO Section 6.2.4.4.G shall be provided in these locations. Refer to Figure 6.2.4.4.2 for additional clarity on this requirement (See both locations on the provided markups where this requirement is applicable).

Perimeter parking plantings have been provided at the location noted. Along the amenity area, plantings were not provided because screening is provided by the proposed wall and perimeter buffer, and the fire truck turnaround needs to remain clear of vegetation.

Parks & Recreation

Regarding pedestrian connections to the adjacent Townhome subdivision, see exhibit below:

1. Please construct the RED component as an all-weather pathway. The material, the width, the method of construction is all up to the Applicant as this is a voluntary element not required by the LDO; however it achieves greater Town policies of encouraging and enabling pedestrian connectivity from residential concentrations to activity centers (eliminating unnecessary vehicle trips).

A 4' sidewalk connection has been added per the red markup.

2. Please revise entrances/exits for mulch trail to increase pedestrian accessibility – See GREEN items.

The entrances/exits have been revised per the markup.

3. Provide Painted crosswalks/stripes across vehicle use areas (drive aisles of parking lot) from terminus of all pedestrian pathways to one another; Pedestrian pathway continuations and connections should be clear and obvious as they intersect and cross vehicle use areas.

Crosswalks have been provided as requested.

Engineering

Sheet C-1:

1. With the next submittal, please include a stormwater package to verify HGLs for the proposed storm system.

An HGL report is included with this resubmittal.

Sheet C-3:

2. Confirm if the existing fence (on the western side of the property) is on the property, and what is to be done with it. (Demo vs. protect?)

The existing fence along the property line and within the site will be removed. An additional call-out has been added to sheet C-3 to clarify.

Sheet C-4:

3. The turn-around area should be clearly marked for fire access if proposed to be bordering an amenity area. Consider adding signage. This will also have to be used by garbage, otherwise an alternative option will need to be provided for garbage, so they don't have to back out the entire length of the north parking lot.

Signs have been included for the fire truck turnaround per Wake County Fire comments.

4. Confirm how handicap access is being provided on the north side of the building; consider access to the dumpster and amenity area.

Per our TRC discussion, ADA access is not being provided to the dumpster or amenity area.

5. Please confirm the width of the walk on the north side of the building.

The width has been labeled as requested.

**6. Please confirm the line type in the northwest corner of the site, adjacent to the retaining wall.
a. Please label the radius.**

The line noted is the 25' buffer, and the radius has been labeled as requested.

Sheet C-6:

7. Make sure the proposed valley curb at the turn around is included in the grading plan. It looks like the linework shows something different than the rest of the curb but there are no labels. Additionally, please verify that the proposed 3:1 slope works for fire/garbage access.

The grading has been adjusted along the valley curb, and the grade of the fire access has been flattened.

8. Show grading for the amenity area and proposed turn-around.

Grading for the amenity area and turnaround has been shown as requested.

9. The proposed limits of disturbance overlaps with the existing fencing on the west side of the site. Please confirm if the fence will be removed or if the LOD needs adjusted.

Per the comment on sheet C-3 above, the fence will be removed.

10. Confirm if the dumpster enclosure is acting as a retaining wall on the north side.

The dumpster enclosure is acting as a retaining wall (with turndown slab) as noted in the call-out for the enclosure.

11. Confirm where FES-5 outlets. Consider impacts to the neighboring property. (Q10 = 4.86 cfs)

We are reducing the post-development peak rate of runoff at the point noted below the pre-development peak rate of runoff per Wake County requirements, and outlet velocity will be reduced through the energy dissipator.

12. REPEAT: Per the Town of Rolesville "Site Development Plan Checklist" (Existing Conditions Item #17), topographic contours shall extend 100' past property limits. There is currently not enough topo information to determine the flow of water onto/across neighboring properties. (Supplementing survey with GIS topo information off-site is OK.)

Two-foot GIS contours have been included within 100' of the site as requested

13. There is concern with the pond access being where parking will be occurring. If vehicles are parked, no access will be available. Consider a different area for access, such on the east side. Shifting the easement on the east side to align with the drive aisle and adding drive over curb would be a viable option to provide access at all times. Grading will need to be evaluated to ensure vehicles can get access to the pond for maintenance.

The pond access has been relocated with valley curb specified as suggested.

14. Please provide a detail and/or show spot grades for ADA ramps. Align the ramps and landings with the striping.

Spot grades have been shown, and call-outs have been added at the ramp in question. There will be a flat landing between the two ramps for access.

15. Confirm there is adequate tree protection. Per LDO 6.2.4.5.B.8, for a 24" DBH tree, the tree protection fencing should be placed 24-feet from the tree trunk. In total, tree fencing should be ~48-feet in diameter. Please revise the site plan, grading limits, and/or tree protection plan.

Per our TRC discussion, trees are proposed to be preserved, but the tree protection fence cannot be placed further from the trunk due to proposed grading.

16. REPEAT: Please show the overland emergency spillway on the SCM. If the riser structure and/or outlet pipe clogs, there must be emergency overflow. (See Figure 1 of NCDEQ Stormwater Manual, Section C-4: Stormwater Wetland, for guidance.)

An emergency spillway has been added as requested.

17. Please confirm constructability of the curb on the east side of the site where parking bumps into an island (see markups); it looks like the curb overlaps.

The curb meets at a point in the area noted, creating two separate landscape areas. The curb will be formed and poured as such, and we do not anticipate constructability issues.

18. NCDOT will require a structure to connect the storm system on the south side of the site, instead of outlet-ing with an FES.

We will coordinate with NCDOT for this inlet. To-date comments have not been received from NCDOT. Adding an inlet there may not be feasible because the grade would have to be raised to the proposed inlet top, which will present some challenges.

Sheet C-8:

19. Additional silt fence outlets are needed. Please refer to NCDEQ erosion control standards for guidance.

Additional silt fence outlets have been added.

Wake County Fire / EMS

1. FIRE LANE TURNAROUND AT REAR SHALL HAVE SIGNAGE ON BOTH SIDES TO DESIGNATE THAT AREA FOR FIRE TRUCKS ONLY.

Signs have been added on both sides of the turnaround as shown and noted on sheet C-4.

NCDOT

1. REPEAT -- A (ITE) Trip Generation Memo will be needed to determine if a TIA is required or not. Looking at the plans on the town's TRC website, the proposed land use is a highly variable use in terms of trip intensity.

The trip generation memo is in progress.

2. Full review of the plans will occur as a part of the NCDOT Driveway Permit review process.

This comment is noted.

Please let me know if you have any questions or need any additional information.

Sincerely,



Jon D. Frazier, PE, LEED AP

Principal

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