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Raleigh, NC 27603
919. 361. 5000

LEN23026

December 2, 2024

Town of Rolesville
Development Services
502 Southtown Circle
Rolesville, North Carolina 27571

RE: Rolesville Crossing
Case Number: SDP-24-06
Response to 2nd SDP Comments
LEN23026

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

Planning and Zoning

1. *Continue* to Provide a Written Response to ALL comments.
McAdams Response: Acknowledged. Will do.
2. *Continue* to Add revision dates to all submittal materials.
McAdams Response: Acknowledged. Will do.
3. *Continue* to Cloud/bubble all changes in the plan set.
McAdams Response: Acknowledged. Will do.
4. NEW – Sheet L5.00 – The Note: add specific language like “based on the adjacent Land Uses to Lot OS 1006, the UDO Section 14.6.5. does not require (perimeter) Landscape Bufferyards be installed. All the ‘elective’ language can remain as is.
McAdams Response: Acknowledged. Thank you.
5. NEW – Cover Sheet/All Sheets – Title – This plan set is a Site Development Plan; while a constructable (or ‘construct from’) plan, please refrain from using the term of ‘construction drawing’. Revise to state Site Development Plan. Thank you.
McAdams Response: Acknowledged. Will do.

Engineering

Brian Laux / Jacque Thompson

C1.01 Amenity Existing Condition

1. Please confirm that the grades you are showing in this plan are the existing grades with the retaining wall in place. Please add top and bottom of wall elevations to existing conditions plan since you state that the "top of wall elevations will be modified under this cover". If the wall is existing and the elevations will adjust with this project, the contractor will need to know what height differential is required.

McAdams Response: The grading shown is the mass grading approved with the subdivision set, by others. The same set of drawings proposes the final condition of the wall and includes the wall design. Until the wall is built, we are assuming the mass grades are in place until they have constructed the wall to provide post wall construction grading.

2. Label light.

McAdams Response: Acknowledged. Will do.

C3.00 Amenity Grading, Drainage, and Erosion Control Plan

3. There should be one set of existing topo and it should match the existing conditions sheet. Please freeze any other "existing" topo on this sheet.

McAdams Response: Understood, the mass grading approved with the subdivision are shown throughout as existing grade.

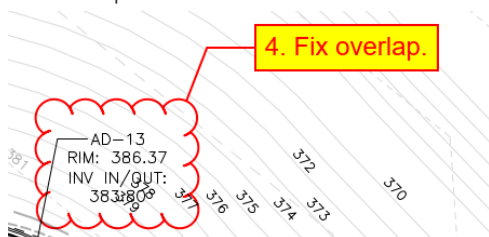
4. Based on the proposed AD rim elevations versus the existing grades within the footprint of the amenity center, a significant amount of fill will be required on the high end of the retaining wall. In addition, one of your comment responses says "top of wall elevations will be modified under the cover". Please show proposed grading and/or proposed retaining wall top and bottom elevations. These were shown in the first submittal.

McAdams Response:

5. All existing topo labels should be grayed back so they are not confused as proposed (all applicable sheets).

McAdams Response: Contour labels have been updated accordingly throughout the plan set.

6. Fix overlap.



McAdams Response: This has been revised.

7. The 387 grade line was adjusted but it is shown as existing. It should be shown as a proposed grading change.

McAdams Response: Grading plan has been updated to tie into the mass grading and show only where there are grading changes needed.

C4.00 Amenity Utility Plan

8. The sewer line is deeper than necessary. Is this because of a conflict with the storm pipe? If not, consider revising the design to lay the pipe higher if possible (while achieving minimum cover). This would limit the disturbance of existing pavement.

McAdams Response: Sewer service line has been raised to come over the storm drainage line a limit depth in parking area. We are coordinating with the contractor to install these services lines prior to the paving of the parking area. The subdivision plans were completed by others, therefor we do not have ability to show the services as existing but intend for them to be constructed in tandem.

9. The installation of these utilities will require pavement, curb, etc to be removed and replaced. Please clarify when this installation will be occurring (with the subdivision? after the completion of the subdivision infrastructure?)

If the installation will require removals, add a demo plan and show the replacement on the site plan.

McAdams Response: We are coordinating with the contractor to install these services lines prior to the paving of the parking area. The subdivision plans were completed by others, therefor we do not have ability to show the services as existing but intend for them to be constructed in tandem.

Wake County Watershed Management

Janet Boyer

1. V2 – No comments received; see V1 comment; what is status?
 I V1 – SEC/SWF permits required from Wake County.

McAdams Response: Separate submittal is being made to Wake County for the Erosion Control permitting. .

COR Public Utilities

Tim Beasley

1. Add a note on the Utility Plan stating “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.”

McAdams Response: Note added to sheet C4.00.

2. The CORWLE should just encompass the water meter, not the BFP.

McAdams Response: Easement has been adjusted to only encompass the water meter.

3. Add a note for size, make and model number for the BFP with the statement “or Raleigh Approved Equal”.

McAdams Response: Note has been added to the utility plan C4.00.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,
McAdams

A handwritten signature in blue ink that reads "Jack Ritchie".

Jack Ritchie, RLA | Project Manager
ritchier@mcadamsco.com | 919. 361. 5000

JR/mp