



March 3, 2025

Town of Rolesville, NC

Re: SDP-24-10 Parker Ridge Amenity Center
Response to Comments

We have received comments for the above referenced project and offer the following information and responses for your consideration:

Comments from Planning & Zoning – Planning Staff & WithersRavenel

1. Continue to Provide a Written Response to ALL comments.
Response: Noted.
2. Continue to Add revision dates to all submittal materials.
Response: Noted.
3. Continue to Cloud or bubble or otherwise indicate where the Changes are made on plan sheets.
Response: Noted.
4. There are no further comments for planning/zoning matters based on current design; if design etc changes pursuant to changes made for other Reviewers, further review/comment may be required.
Response: Noted.

Comments from Engineering – Jacque Thompson

1. See two (2) PDF's - #1 a written memo with 11 comments; #2 – Mark-up comments on the SDP plan set with 22 entries/comments.
Response: Noted. See response below.

Comments from COR Public Utilities – Tim Beasley

1. The proposed BFP and heated enclosure must be located within 50' of piping from the WM.
Response: The BFP and hotbox have been moved to be within this distance.

Comments from Wake County Fire/EMS – Stephen Wolf/Brittany Lingle

1. REPEAT – Provide measurements that exits are remote.
Response: An inset showing these dimensions has been added to sheet L4-2.

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Sheet L4-0

1. After parcels have been platted, ensure that site data throughout this plan set is updated to match that of the final plat. This applies to pin #, zoning, acreage, use, easements, adjacent properties information, etc.

Response: We will add these labels at time of platting.

Sheet 4-1:

2. Show and label all existing utilities.

Response: Existing utilities have been added and labelled on this sheet.

3. Repeat: It is currently assumes that the existing conditions of the Amenity Center will be based on the proposed conditions for the overall Parker Ridge Construction Infrastructure Drawing 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. Please update the following items:

- a. Surface

Response: The surface has been adjusted to match contours in CID-23-06.

- b. Light poles in the Amenity Center parking lot

Response: These have been added to the existing conditions sheet.

- c. Sidewalk from parking lot to Amenity Center

Response: The sidewalk extension from the parking lot should be proposed as part of this site plan. The sidewalk along the parking lot is existing from CID-23-06, and is being shown on this sheet.

- d. Parking signs

Response: These have been added to this sheet.

This comment applies to multiple sheets.

Sheet L4-2:

4. Please reference the project number and sheet of the approved plans when referring to other plan sets for clarity. This comment applies to multiple sheets.

Response: The project number CID-23-06 has been added in spots that reference those plan sheets.

Sheet L4-3:

5. Label the proposed pipe from structure AD-2011 to structure CB-2010.

Response: Proposed pipes have been labelled. Please note that structures have been renumbered with this submittal due to changes in storm drainage layout and flow direction.

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6. Please provide additional spot grades on the pool deck in the following areas:
 - a. The Northern corner of the pool deck to confirm a high point and positive drainage to swales and area drains.

Response: This spot has been added.

- b. At the corner between structure AD-2014 and structure AD-2013.

Response: This spot has been added.

7. Confirm positive drainage away from the bath house by the entrance gate.

Response: These spots have been revised to show positive drainage away from the building.

8. If the area drain product allows, please provide a 0.2' drop between invert in and invert out.

Response: This drop has been provided.

9. Provide 2' minimum ground cover over top of all pipes.

Response: Pipe manufacturer requires 1' cover for H-25 loading on this pipe type (ADS N-12 Dual Wall). 1' cover is being provided in all areas, and a note on the plans requiring this pipe type has been added below the structure data table. This was discussed at TRC meeting 2/13/2025.

Sheet L4-4:

10. The mitigation tree's location does not match previously approved CID-23-06 sheet L1-5. Ensure the mitigation trees are updated in the CID-23-06 REV2 plans.

Response: The location of the mitigation trees has been updated on the previously approved CID-23-06 sheet L1-5 to match the location shown on sheet L4-4 of this submittal.

Sheet L4-7:

11. Label the existing stormwater structures inlet protection symbol. Wake County to provide approval.

Response: A note referencing the existing inlet protection detail in CID-23-06 has been added.

Please contact our office should you have any questions regarding the attached submittal.

Sincerely,

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

Debra Ferm, P.E.