

October 1, 2024

V4 Submittal rcvd 10-02-2024

The Town of Rolesville
P.O. Box 250
Rolesville, North Carolina 27571

**RE: The Point South - CD Package 3
Rolesville Project Number CID-24-01
Response to 3rd Review Comments
AWH20000.02**

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

PLANNING & ZONING – PLANNING STAFF

- 2nd Review: Continue to Provide a Written response to ALL the comments received.
McAdams Response: This letter serves as the written response to comments received.
3rd Review: Continue to Provide a Written response to ALL the comments received.
McAdams Response: This letter serves as the written response to all the comments received.
- 2nd Review: Continue to On Plan set – bubble/cloud/enumerate the revisions made for clarity in the re-review.
McAdams Response: We have clouded and enumerated the revisions per the comments.
3rd Review: Continue to On Plan set – bubble/cloud/enumerate the revisions made for clarity in the re-review.
McAdams Response: The current revisions for the 3rd review have been clouded and enumerated on the plans.
- 2nd Review: Continue to Revise all dates of materials, adding a revision date to the original/prior dates.
McAdams Response: The dates on the plans have been updated to today's date (May 1, 2024).
3rd Review: Continue to Revise all dates of materials, adding a revision date to the original/prior dates.
McAdams Response: The current date has been added to the revised plans.

PARKS AND RECREATION

Eddie Henderson

- Deferring to Town Engineer on Greenway matters.
McAdams Response: Comment noted.

ENGINEERING

Brian Laux

Jacque ThompsonSheet C3.17

1. Please check and cleanup building pad contours. This comment applies to all grading sheets.

McAdams Response: The contours have been cleaned up on the grading sheets.

Sheet C3.18

2. Thank you for improving your longitudinal grades to be less than 8%, but the greenway should be reviewed for 3:1 slopes or flatter. While we recognize the current proposed section was previously approved for previous phases, the Town is continually looking to improve our standards on new projects. The Standards Manual is a document that was developed to fill the gaps of absent information in both the UDO and LDO, including typical sections. The requested section of 2' shoulders and 3:1 slopes is requested based on history of projects in town that were completed with standards less than that, creating unsafe conditions for users. 3:1 slopes are being requested for maintenance and the safety of our greenway users, not purely from a geotechnical standpoint. If 3:1 slopes are not achievable due to site constraints, additional requirements may be needed for fall protection along the greenway.

McAdams Response: As discussed in the TRC meeting, we have adjusted the grading along the Greenway trails to provide 3:1 slopes where practical. Some areas slopes are not very high and do not pose a safety concern are left at 2:1. We have added safety railing in one area for fall protection, and a few areas have been graded to 2.5:1 where 3:1 is not practical. The typical section and grading along the trails include 2' shoulders on each side.

3. See PDF of Markup comments on Part 1 of the CID plan set; there are 3 comments, on sheets 16, 17, and 30. (see items 4-6 below)

McAdams Response: Comment noted.

4. Sheet C3.17: Cleanup/adjust contours.

McAdams Response: The contours have been cleaned up on the grading sheets.

5. Sheet C3.18: Cleanup/adjust contours.

McAdams Response: The contours have been cleaned up on the grading sheets.

6. Sheet C5.07: Thank you for improving your longitudinal grades to be less than 8%, but the greenway should be reviewed for 3:1 slopes or flatter. While we recognize the current proposed section was previously approved for previous phases, the Town is continually looking to improve our standards on new projects. The Standards Manual is a document that was developed to fill the gaps of absent information in both the UDO and LDO, including typical sections. The requested section of 2' shoulders and 3:1 slopes is requested based on history of projects in town that were completed with standards less than that, creating unsafe conditions for users. 3:1

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McAdams Response: As discussed in the TRC meeting, we have adjusted the grading along the Greenway trails to provide 3:1 slopes where practical. Some areas slopes are not very high and do not pose a safety concern are left at 2:1. We have added safety railing for fall protection in one area, and a few areas have been graded to 2.5:1 where 3:1 is not practical. The typical section and grading along the trails include 2' shoulders on each side.

WAKE COUNTY WATERSHED MANAGEMENT

Janet Boyer

1. See SEC-115283-2023_Letter of Disapproval dated **05-17-2024**, which was provided directly to Applicant via email on 05-17-204 (Town Staff cc'd) ([see below](#))

McAdams Response: We have received comments from Wake County and are addressing them with this re-submittal.

4. 401/404 Documentation

- b. Provide approvals for buffer and stream impacts.

McAdams Response: All available environmental permitting documentation is included with this re-submittal. When final permits are issued, we will forward copies to Wake County Watershed Management.

- e. Provide consent for Quad Tri LLC, etc.

McAdams Response: The consent for the Quad Tri LLC property is no longer necessary since the plans have been revised to eliminate the need for the temporary construction permit for grading purposes. We are requesting the Town of Rolesville accept a Fee-in-lieu (FIL) for the remaining 11 feet of roadway to be constructed in the dedicated Troupe Way street stub at a later date.

6. RESUBMITTALS: A letter detailing any changes, comments, proposed solutions to review comments, etc.

McAdams Response: This letter and an additional letter to Wake County addresses all comments.

10. The Tool is required by code and supercedes additional calculations provided by the engineer. Post Peak discharge exceeds Pre-Peak flow.

McAdams Response: Post peak discharges have been updated.

11. Provide for Phases 8 & 14 only as stand alone. Provide POIs for this permit only.

McAdams Response: SIA has been updated for only phases 8 and 14 as requested.

12. SW and Erosion Control Calculations

e. Provide SIA for Phases 8 and 14 only. Phases must stand alone.

McAdams Response: SIA has been updated for only phases 8 and 14 as requested.

14. Proposed Site Plan:

d. This application is for Phases 8 and 14 only. Please revise plans and SIA accordingly.

McAdams Response: SIA has been updated for only phases 8 and 14 as requested.

e. Table with impervious calculations - existing and proposed impervious surfaces: roads, well lots, recreation sites, single family residences, etc. (consistent with the Municipal Stormwater Design Tool inputs). Revise impervious table on cover to clarify actual impervious. "Total Area for Lots" under impervious heading is misleading. Totals should match inputs for Wake County Municipal stormwater tool.

McAdams Response: Totals should now match Municipal Stormwater tool

g. Show FEMA boundaries on plan sheets.

McAdams Response: FEMA maps, included within the SIA, have been updated to the latest maps from FRIS website. The FEMA floodplain, and floodway linework has been added to the plans.

z. Provide 10 ft minimum perimeter around each SCM and to the right of way. It must be off the fill slope. Check SCM K.

McAdams Response: Access has been provided to the outlet.

ab. RESIDENTIAL ONLY Perpetuity statement. Maximum Impervious Area Square Footage on each Individual Lot will be Stringently Enforced with no Exceptions into Perpetuity. Plans approved with a maximum impervious surface of (insert) SF per lot.

McAdams Response: Maximum impervious surface per lot is provided on overall site plan sheet with the above statement.

COR PUBLIC UTILITIES

Tim Beasley

1. Please add the Raleigh assigned permit numbers to the cover of the CDs.

McAdams Response: The assigned permit numbers have been added to the signature block on the Cover Sheet.

2. Other than this, Raleigh is ready for signatures.

McAdams Response: Noted. Thank you.

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



Mike Sanchez, PE
Group Manager, Residential

MS/tp