



July 1, 2024

**Michael Elabarger**  
Senior Planner, Town of Rolesville  
P.O. Box 250, 502 Southtown Circle  
Rolesville, NC 27571

**RE: *Response to Comments for TLE Rolesville***

Attached, please find the Applicant's written responses to comments from the Town of Rolesville, issued on June 10, 2024 for the above referenced project.

The responses are transmitted to you with the following information:

- One (1) Electronic Copy of the Plan set
- One (1) Stormwater Report
- One (1) Email Correspondence Re: LAPP Project

Please do not hesitate to contact me at (919) 653-2927 or [chris.bostic@kimley-horn.com](mailto:chris.bostic@kimley-horn.com) should you or your staff have any questions concerning our responses.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Bostic", with a horizontal line drawn through it.

Chris Bostic, PE  
Kimley-Horn and Associates

## PLANNING & ZONING – Planning Staff & WithersRavenel

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1. *Continue* to Provide a Written response to all comments; mark-up to mark-ups is OK.

**Response:** Noted.

2. *Continue* to Add revision dates to all documents (original + each submittal).

**Response:** Noted.

3. FYI – Regarding Easement creation – it appears Wake County Watershed and CORPUD are ok w allowing SDP approval and construction to commence prior to creation/recording of their Easements; TBD as to when they will require this, and if it should/must be via a Plat or via a Deed.

**Response:** Noted.

4. Regarding VARIANCE VAR-24-01 – per online meeting 6/11/24, make revisions to every reference of a Variance in the plan set. Suggest: “Variance application VAR-24-01 was approved on 04-09-2024 by the Town Board of Adjustment (BOA). The Variance allows the reduction of the LDO Section 6.2.2.1.G., Type 3 Perimeter Bufferyard between subject property and PIN 1759806216, from 25’ to 7’ (reduction by 18’). As part of the reduction, the Applicant commits to install all the landscaping of a 25’ deep landscape buffer within the 7’ depth area.” Correct that language if Applicant feels their Variance was worded any different.

**Response:** Language has been coordinated with Town staff and corrected throughout the plan set.

5. Regarding LDO 3.2.1.B., GC District Setback Reduction- per online meeting 6/11/24, make revisions to properly and accurately express the utilization of the Front Building Setback reduction in places within Plan set where this is spoken to. LDO 6.2.2.2 streetscape buffer does not apply.

**Response:** Streetscape buffer label removed along S Main St per setback reduction.

6. Regarding LDO 3.2.1.C.4 – Consider using this to express compliance:

Along local streets, this vegetation may be installed up to every sixty (60) linear feet:

- a. One (1) street tree of two (2) and one-half (1/2) inches in caliper; or
- b. Two (2) understory ornamental type trees one-and-one-half (1.5) incher in caliper (this option is used w overhead utility lines).
- c. Small trees shall be located under overhead power lines. Such small trees shall be at least 1.5 inches in caliper at the time of installation and two (2) such trees shall be installed or maintained for every forty (40) linear feet of streetscape, rather than one (1) larger tree per forty (40) feet required above.

**Response:** Compliance with requirements provided by Town shown, with calculations and notes demonstrating enhanced landscaping meeting the 125% requirement also shown, see Landscape Requirements & Calculations table, Sheet L1.0.

7. Regarding Art/Mural planned for knee wall – Add Cover Sheet note that the art/mural shall be installed prior to Certificate of Completion (COC) Issuance to ensure that this is installed and compliance provided.

**Response:** Noted added, see Cover.

## **COR Public Utilities: Tim Beasley**

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1. Please email me for the Raleigh Development Review fees associated with this project. These fees should be paid prior to signatures.

**Response:** Fee information has been obtained from COR Public Utilities.

2. The private sewer easement deed should be recorded prior to signatures

**Response:** Noted.

## **Wake County Watershed Management: Janet Boyer**

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1. No comments received (Same as V2) – Applicant is responsible for contacting Wake County and determining what SEC/SWF permits required. As this is a construct-from plan, Wake County will be signing this SDP and therefore, their requirements must be met before they will sign.

**Response:** Noted.

## **NCDOT: JACOB NICHOLSON**

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1. Comment response is “ project is currently in review with NCDOT”. No permits are found in the portal for this document. Provide the permit numbers OR submit as soon as possible.

**Response:** The Driveway Permit number is D051-092-24-00039.

2. REPEAT V2 Comment—Full NCDOT review will occur during That review and approval will relate to if/how/when the DOT approves of this Site Development Plan.

**Response:** DOT comments have been addressed and plans resubmitted.

## **ENGINEERING: JACQUELINE THOMPSON/BEN NOGA**

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## Sheet C0.0

1. There were minor changes to the site plan that may have affected the proposed impervious area. Verify that the proposed impervious area is up to date in the site data table.

**Response:** Impervious area updated, see Site Data Table on Cover sheet.

## Sheet C2.0

2. The updated curb and gutter design at the Old Rogers Road driveway will require vertical curb transitions. Show transitions on plan and provide an NCDOT vertical curb transition detail.

**Response:** Bull nose curb labeled, see Sheet C2.0. 6" Vertical Curb Transition detail also added, see Sheet C8.1.

3. Please verify the layout of light pole, bollards, fence, and sidewalk between parking and playground area.

**Response:** Light poles will not conflict with the surrounding site features – pole dimensions have been updated to illustrate more accurate dimensions, see Sheet C2.0.

4. Update the accessible route based on sidewalk change near the entry canopy and main building signage.

**Response:** Accessible route updated, see Sheet C2.0.

5. The LAPP project is constructing intersection improvements at Old Rogers Road and Main Street. Coordinate for pedestrian ramp improvements, island removal, and cross-walk to ensure this project aligns with what the LAPP project is constructing.

**Response:** Per correspondence with Town of Rolesville, NCDOT, and LAPP project management representative Josh Douthit, there are currently no issues or direct conflicts with this project moving forward in accordance with the LDO and TRC Review. See email correspondence with NCDOT and Town of Rolesville included with this submittal.

## Sheet C3.0

6. Repeat: Ensure all leaders point to their respective object

**Response:** Leaders adjusted as requested.

7. Verify drainage will function properly between the trench drain and 12" PVC leading to the underground detention at the Old Rogers Road driveway given the inlet and outlet angle at CO-1 is designed to less than 90 degrees.

**Response:** Underground detention and associated pipes have been removed.

8. In cases where two storm pipes are shown (OCS to FES-2 and CO-2 to CB-4), only show the pipe that is to be constructed and delete the extra.

**Response:** Display of pipes adjusted as requested, see Sheet C3.0.

9. Sheet C1.0 shows the Shrub and tree line northwest of the proposed bioretention area to be demolished. Remove this shrub and tree line from Sheet 3.0.

**Response:** Shrub and tree line removed as requested.

10. Provide a detail form storm outlet pipe through retaining wall.

**Response:** Detail featuring cross section of storm drainage pipe through retaining wall provided, see "Wet Detention Pond A-A" section, sheet C6.0.

11. It is understood that gasketed pipes will have 0% slope and act as additional detention storage but a standard drop of 0.2' between invert in and invert out should still be used to ensure positive drainage to bioretention area. This applies to all storm pipes.

**Response:** 0.2' drops shown within all structures, see Sheet C3.0.

12. Repeat: The highlighted areas appears to be draining off site. It is understood that plans are in review with NCDOT but based on contours, stormwater from new impervious parking lot appears to be draining to adjacent site. Adjust grading or stormwater system in this area to capture stormwater.

**Response:** Drainage in this area has been reviewed by NCDOT and is nearing approval.

13. Repeat (leaving comment for note until approval is provided): Storm structures connecting into NCDOT drainage system will need to be reviewed by NCDOT and Hydraulic Division for flow rate being added into their existing system. NCDOT to provide requirements for encroachment and permitting on storm connection.

**Response:** Noted.

### Stormwater Impact Analysis

14. Provide HGLs for storm network for review of surcharge in relation to underground detention.

**Response:** HGLs provided, see Stormwater Report.