

August 21, 2020

Town of Rolesville
Planning
PO Box 250
Rolesville, North Carolina 27571

RE: **The Point South**
Case Number: PR 20-01
Response to TRC Comments
AWH-20000

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

CORPUD

Tim Beasley 919. 996. 2176

1. C4.17 – Retaining walls cannot be located within CORSSE.
McAdams Response: The retaining wall has been removed from within the CORSSE.
2. Public water and sewer located within public rights-of-way should avoid crisscrossing if possible.
McAdams Response: We adjusted the routing of utilities in a couple places to exclude crisscrossing pipes. Some crisscrossing remains, if the adjustment would place long segments of utilities on the undesirable side of the street (Assuming Water preferred on North and East side and Sewer on South and West side).
3. Proposed 30' CORSSE should be shown on all sewer mains outside of public right-of-ways.
McAdams Response: All proposed sanitary sewer lines not in rights-of-ways now include a 30' CORSSE.

WAKE COUNTY ES

Jeevan Neupane 919. 841-8907

- Below are preliminary E&SC comments from the sketch plan submitted as there were no erosion and sediment control plan sheets, grading plan, nor E&SC measures included in the construction package. The comments below are guidance to sculpt the submittal made at a later date. This plan has not been submitted for Stormwater/E&SC review yet. The construction plans may be formally submitted to Wake County for review of the Stormwater management plan and the sediment and erosion control plan at any time. That review will result in more detailed or additional comments.
McAdams Response: Noted. Thank you.

1. Provide perimeter silt fence with J-Hooks around the perimeter of the site. Add silt fence outlets along perimeter near riser/skimmer discharge, at low points/sharp angle changes in silt fence, and downstream of Emergency Spillway.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

2. Provide limit of disturbances, construction sequences, phased E&SC plan to cover: clearing and grubbing, permanent storm drainage, and vertical construction. Provide details for construction sequence, silt fence, inlet protection, silt fence outlet, check dams, basin, skimmer and all other sediment control measures.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

3. It appears there will be several stream/pond crossings. Provide specific construction sequence and details for temporary and permanent stream crossings this should address “construction in the dry” and bypass of any live stream flow around the work area. Sediment basins and runoff conveyance should be provided upstream of each crossing, preferably on all “4-corners” but at least for “2-corners” of the crossing, Silt fence should also be installed along stream banks at the end of the work day to minimize impacts. If timber mat crossing is selected for the temporary, provide notes that there will be stone approaches on both sides and the boards will have no gaps, geotextile shall be underlain or overlain, and side boards will be installed along the perimeter of the mat. Also remember to submit 401/404/buffer authorizations and impact maps for stream, wetland and buffer impacts.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

4. Provide stage seeding and sediment control along project perimeter as part of the initial installation in the erosion control sequence.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

5. Provide calculation for all basins and SCM conversion sequence on the plan. Provide note in the construction sequence to notify NCDEQ-DEMLR a minimum of 10 days prior to initiating this sequence, per NCG01 permit.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

6. Check shear stress of temporary diversions and provide appropriate rolled erosion control product/lining for temporary diversions. Provide temporary diversions with check dams and geotextile underlayment that extends 5ft upstream and downstream of check dams.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

7. Provide stable transition area from temporary diversions to toe of basin slopes. Provide note that area downstream of basins and diversions shall be stabilized upon construction.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

8. Show location of stockpiles, staging, and material laydown areas.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

9. Ensure no sediment control measures are installed within Neuse Riparian Buffer.
McAdams Responses: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

10. Provide inlet protection for curb/yard inlets and concrete washout area. Provide detail for concrete washout area.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

11. Provide berm at top of fill slope and slope drains that outlet to the temporary diversion along project perimeter and discharging to a sediment basin. Provide calculations for slope drains corresponding energy dissipators. Provide detail for slope drain.
McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

12. Provide stage seeding and sediment control along project perimeter as part of the initial installation in the erosion control sequence. Provide note that area downstream of basins will be stabilized immediately upon construction.

McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

13. Provide note in the construction sequence to notify NCDEQ-DEMLR and Wake County E&SC Inspector, a minimum of 10 days prior to initiating basin dewatering/removal sequence, per NCG01 permit.

McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

14. Show location of concrete washout areas.

McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

15. Provide rolled erosion control product/lining of slopes with elevation greater than or equal to 10ft and steeper than 3:1. Provide rolled erosion control product detail. Keep in mind and remind builders that they will have to provide single family lot erosion and sediment control and will need to be permitted and submit for their own erosion and sediment control plan.

McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

16. Please note that the New NCG01 permit requirements will need to be followed when submitting for erosion control plan approval and the NCG01 permit will need to be applied for through the new Portal. The Certificate of Coverage will need to be acquired prior to Wake County setting up the pre-construction meeting and issuing the Grading Permit.

McAdams Response: We will consider the above suggested sedimentation and erosion control measures when preparing Erosion Control Plans. Thank you.

- Attached are the checklist for erosion control and stormwater.

McAdams Response: Thank you.

WAKE COUNTY FIRE SERVICES

Stephen Wolf 919. 856. 9491

1. 503.2.2 Authority: the fire code official shall have authority to require of permit modifications to the required access width where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
McAdams Response: Noted.
2. 503.2.4 Turning Radius: The required turning radius of a fire apparatus access road shall be determined by the fire code official.
McAdams Response: Noted.
3. 503.2.5 Dead Ends: “Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.” **Cul-de-sac to have 96 foot diameter, all other dead ends refer to Appendix D of the 2019 NC Fire Code.
McAdams Response: We have added a 9.5’ wide thickened sidewalk behind mountable valley gutter at all cul-de-sacs to meet the 96 foot diameter requirement to support fire apparatus.
4. 9999.2 Notes: ***The addition of any commercial building may have additional requirements to be determined when submitted.
McAdams Response: Noted.

COLEJENEST + STONE

Lewis Hardee 919. 645. 5964

5. Sent previously as separate file..
McAdams Response: We have reviewed the redlined plans and incorporated all appropriate revisions. Thank you. One comment mentioned why a segment of utilities did not show water on the north and sewer on the south side of the street. This is only for a short segment and street turned and the utilities are on the appropriate side of the street for hundreds of feet. City of Raleigh also commented that they prefer not to have crisscrossing between water and sewer lines.

TOWN OF ROLESVILLE

Danny Johnson 919. 554. 6517

1. Open Space #17 has note “Amenity Area (Submitted under separate cover)” Has this been submitted? If not, change note to “Will be submitted”.
McAdams Response: The plan sheets have been revised to indicate the above revision on all applicable sheets.
2. Parking for the amenity center and mail kiosk need to be separate. Please include signage for area as “Mail Kiosk Parking Only.”

McAdams Response: The parking signage has been added to the appropriate plan sheets.

3. OS 14 is to include a playground.

McAdams Response: There is a table on sheet C/// which shows included features for all Open Space areas. We have also labeled these on the OS areas on the individual plan sheets.. See sheet C2.10.

4. OS 12 is to include a dog park.

McAdams Response: There is a table on sheet C0.00 which shows included features for all Open Space areas. We have also labeled these on the OS areas on the individual plan sheets.

5. OS 20 is to include a playground and picnic area.

McAdams Response: There is a table on sheet C0.00 which shows included features for all Open Space areas. We have also labeled these on the OS areas on the individual plan sheets.

6. OS 5 is to include a play area.

McAdams Response: Is this play area for OS-6? There is a table on sheet C0.00 which shows included features for all Open Space areas. We have also labeled these on the OS areas on the individual plan sheets.

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

Project Engineer, Residential

MS/ca