

September 11, 2020

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

RE: **The Point North**
Case Number: PR 20-06
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. FH's must be located behind the sidewalk. Some are shown behind the s/w, some aren't.
McAdams Response: All fire hydrants are now shown behind the sidewalk.
2. The minimum sewer easement width is 30', please update the plans to show 30' instead of 20'.
McAdams Response: All proposed easements are now shown with 30' width.
3. Water mains shall be located either in the north or east side of the street pavement. The water min in Radiant should be on the north or east side. The water main in Commend PI should remain in the east side and not cross to the west. Laudable should also be switched for consistency.
McAdams Response: The water main in Radiant Way is now shown on the North or East side of the street. The water main in Commend Place in now on the East side and does not cross to the West side of the street.
4. For the southern greenway crossing the existing sewer easement, a boardwalk appears to be shown. Raleigh typically does not allow boardwalks within our sewer easements. An alternative method should be explored for this crossing.
McAdams Response: There are no longer any boardwalks shown within City of Raleigh easements.
5. Prior to approval of CDs, the project engineer must submit a downstream sewer capacity study in compliance with the CORPUD Handbook for review and approval. Any identified sewer pipes exceeding allowable capacity must be permitted with the CDs for replacement

McAdams Response: McAdams has been in contact with John Sorrell and Tim Beasley with the City of Raleigh Public Utilities Department and is completing the downstream sanitary sewer analysis. In addition, McAdams is in contact with engineers for two downstream projects, Kallas Falls and the Weaver Tract, to coordinate efforts on the downstream analysis.

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: Thank you. We will submit Erosion and Sedimentation Control plans with the Construction Documents.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control design.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control design.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control design.

4. Provide stage seeding and sediment control along project perimeter as part of the initial installation in the erosion control sequence.

McAdams Response: Thank you. We will incorporate into the Erosion and Sedimentation Control design.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control design.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

8. Show location of stockpiles, staging, and material laydown areas.

McAdams Response: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

9. Ensure no sediment control measures are installed within Neuse Riparian Buffer.

McAdams Responses: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

10. Provide inlet protection for curb/yard inlets and concrete washout area. Provide detail for concrete washout area.

McAdams Response: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control plans as necessary.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

14. Show location of concrete washout areas.

McAdams Response: Thank you. We will incorporate into the Erosion and Sedimentation Control plans.

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: Thank you. We will incorporate into the Erosion and Sedimentation Control plans as necessary.

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: Noted. 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 the authority to require or permit modification 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 2018 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.

COLEJENEST + STONE

Lewis Hardee 919. 645. 5964

4. Attached as a separate file.

McAdams Response: All redlines from CJ+S have been addressed on the revised plans.

TOWN OF ROLESVILLE

Danny Johnson 919. 554. 6517

1. Please relabel Open Space 2 to something like Open Space 1A so that the SUP conditions for Open Spaces are not conflicting for future reference.

McAdams Response: The open spaces have been re-numbered to coincide with the current SUP documents.

2. Please refer to special use order for Open Space 1 amenities. A mail kiosk is required.

McAdams Response: There is a mail kiosk located in Open Space 1 on Genovesa Drive on the South side of the stream crossing.

3. Preliminary Plat approve shall follow the Site Plan approval process for Phases 11, 12 & 13.

McAdams Response: Thank you. Noted.

4. Crosswalks should be placed where driveways will not cross them – and crosswalks should be opposite other crosswalks. Lot 834 by the mail kiosk has a crosswalk not lined up with any other crosswalk. Either move to property lines of lots 834 and 835, or add another crosswalk across from the current placement. Lots 839 and 849 have crosswalks in the middle of the parcel. Lot 820 and 821 move the crosswalk to the property line.

McAdams Response: The above mentioned crosswalks have been re-aligned so as not to conflict with driveways.

5. Please mark storm sewer easements that will be maintained by the HOA as such.

McAdams Response: We have noted on the drainage easement “key” that storm drainage easements are private and will be maintained by the HOA.

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