



March 25, 2025

Town of Rolesville, NC

Re: CID-23-06 Revision Parker Ridge
2nd Submittal Review Cycle - 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

1. Provide a Written Response to ALL comments – responses should reference if/how/on what sheet was comment addressed.

Response: Noted

2. Each of these Sheets should have a reference to the fact that they are REVISED, with a Date tied to that.

Response: Revised sheets have been clouded on the cover sheet index table. Each revision is noted with a date in the revision box, and a leader referencing the revision number pointing to the revised area.

3. DATES: According to the Approved Plan set of record on the project webpage, the Cover Sheet has the last revision date as 2/14/2024 and then the Date in lower right hand corner of Sheet C0-0 is 3/4/2024 – thus the Date of the Approved plan set is 3/4/2024 as the Town understands it.

Response: The approved set that was provided by Rolesville has both the approval signature date of 3/12/24 from Meredith Gruber which is the same date the plans were signed.

4. Staff notes these Revision dates, all of which are AFTER the original Town Approval stamp date of March 12, 2024 – PLEASE EXPLAIN these revisions; Staff is unaware of a prior Revision review. Sheet C0-0 of this revision submittal has the date of 12/5/2024.

Response: : As described previously the revisions have either been approved and on the top right corner of the plan sheets, the revision dates provided and revisions to certain sheets after the approval which required updated sheets to the contractor and owner. The revisions include:

- ***4/8/24 – Erosion control skimmer basin revisions approved by Wake County,***
- ***6/4/24 - The shop drawing review indicated that some of our structure invert elevations were not correct or needed to be revised slightly, so this was submitted to Rolesville who deemed that there doesn't need to be a formal submittal for this***
- ***6/6/24 – Two wall locations were revised slightly to allow for segmental retaining wall instead of cast-in-place. Town staff and B&M met and August 2024 to discuss this revision***

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as well as the 6/4/24 revision and Staff deemed that the revisions are acceptable and a formal resubmittal was not required.

Comments from Engineering – Jacque Thompson

1. Sheet C0-0: with the next submittal, please provide an updated calculation package to reflect the revision updates.
 - a. Provide updated Drainage Area map showing the new structures.
Response: A new drainage area map for the affected area has been provided.
 - b. Provide HGLs for new pipes and pipes impacted downstream.
Response: An HGL profile for the new structure to the downstream outfall has been provided.
 - c. Ensure all impervious areas are updated on both the plans and the calculation package. Wake County to review additional impervious for pond calculations.
Response: The changes to the site impervious does not exceed the previous impervious amount going to SCM2. A letter is included to be sent to Wake County stating this.
2. Sheet C2-5: Show dimensions for new parallel parking spaces located in the cul-de-sac of Carved Stone Ct to confirm they are sufficiently sized for parking. The curve makes this seem tighter so looking to confirm the dimensions for parking stalls.
Response: An inset with dimensions in this area has been provided.
3. Sheet C2-5: Label the new drainage easement near the cul-de-sac of Carved Stone Ct.
Response: This label has been added to the inset.
4. Sheet C2-5: Label and dimension the concrete pad located behind the sidewalk on the amenity center lot.
Response: The dimensions have been added.
5. Sheet C2-8: The sidewalk extension linework on the amenity center lot is shown on some sheets but not others. Please include the sidewalk on all relevant sheets for the revision.
 - a. This comment applies to multiple sheets.
Response: The sidewalk extension should be a part of SDP-24-10, and it has been removed from these sheets.
6. Sheet C2-8: Label all signs on the plan or add a “typical” note to help define what the signs are.
Response: An inset has been added to this sheet to show the amenity parking lot signage.
7. Sheet C3-0: Clarify what the linework shown on the northwest portion of the amenity lot, closest to the Redford Place Dr roundabout, represents. Confirm the location of this linework as it appears to start and end.
 - a. This comment also applies to sheet C3-5.



Response: This linework represents tree protection fencing.

8. Sheet C4-5: Please clarify what the dashed line in the northwest portion of the amenity lot represents and label accordingly.

Response: This line was for the amenity site limits of disturbance, and it has been removed from this revision.

9. Sheet C4-5: Adjust label text to avoid overlapping for clarity.

Response: These labels have been adjusted.

Comments from Wake County Watershed Management – Kevin Zelaya

1. Town Staff – due to the turn-over in Staff at the County, timely review and comment is not expected – it is Applicant's task to vet whether or not these changes affect their SEC/SWF permits with the County, and this warrant the County's review, approval, and signature of these revised Sheets.

Response: There are not any revisions that require the County's review except the letter stating that the impervious area is still meeting the SCM's required area and volume. This letter is attached.

Comments from CORPUD – Tim Beasley

1. This is approvable by City of Raleigh Water – ready for signature.

Response: Noted.

In addition to the comment responses, we have made the following revisions:

- Adjusted the phase lines to sub phase Phase 1B,
- Revised the curb type per email from the Town inspector,
- Revised the sewer on Stone Overlook Ct due to heavy blasting and concerns over the tie in point to EX MH 13329, and
- The lot line for Lot#114 has shifted slightly.

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 stylized flourish at the end.

Debra Ferm, P.E.

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