March 1, 2024

V1-CID-24-01

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 1st Review Comments
AWH20000

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

PLANNING & ZONING

Planning Staff

1. Provide a written response to ALL the comments received.
   McAdams Response: This letter serves as the written response to all the comments received.

2. On Plan set – bubble/cloud/ enumerate the revisions made for clarity in the re-review.
   McAdams Response: Revisions have been clouded and dated in the Revision block on each sheet.

3. Revise all dates of materials, adding a revision date to the original/prior dates.
   McAdams Response: The revision dates have been added to the title block.

4. Add "CID-24-01" prominently on Cover Street, above the bold line of "Construction Drawings – Package 3".
   McAdams Response: The above identifier has been added to each sheet.

5. Add "CID-24-01 on ALL the sheets, preferable in the same place in the side banner bar that runs vertically.
   McAdams Response: The above identifier has been added to each sheet.

PARKS AND RECREATION

Eddie Henderson

1. Sheet C0.02 - Revise to show the Greenway connecting near corner of the NCDOT property as is shown on other sheets. It currently shows it stubbing to the NCDOT property and not connecting.
   McAdams Response: The greenway will be connected to the existing greenway tunnel in the NCDOT right-of-way and the connection is now shown on the plans.

2. Sheet C0.02 - Revise to graphically show the Greenway (scaled 10' pathway) within/inside of the easement as it is shown in previous phases (those which are grayed out on the sheet).
   McAdams Response: The greenway and easement have been shown correctly on the revised plan.

3. Revise plans to denote (Note) / Confirm that boardwalk will be constructed, up front, with one or both of these Phases and will connect with the Greenway in all other phases of this development.
   McAdams Response: A note have been added to the plans indicating the boardwalk and connection to the existing greenway system will be constructed with this CD package.

4. Revise plans to show/confirm that crosswalk will be installed where the Greenway crosses Quarry Road.
   McAdams Response: The plans have been revised to show a crosswalk at the greenway crossing at Quarry Road.

WAKE COUNTY WATERSHED MANAGEMENT

Janet Boyer

1. SEC-115283-2023_Letter of Disapproval dated 01-18-2024 was provided directly to Applicant.
   McAdams Response: We are responding to Wake County comments in a separate letter.

PUBLIC UTILITIES

Tim Beasley

1. See PDF of mark-up comments on 4 sheets-- C4.00, C5.01, C5.02, and C5.06. (*these are listed below*)
   McAdams Response: We have responded to comments on these 4 sheets, plus the one we received later via email (C5.04).

C4.00 – Overall Utility Plan

2. Please minimize water and sewer mains crossing within roadways.
   McAdams Response: We have kept crossings to a minimum while keeping the water mains on the North and East side of the street as much as possible.

3. Please submit public water and sewer permit applications with the next submittal.
   McAdams Response: The water and sewer permit applications are included with this re-submittal.

C5.01 – Plan and Profile

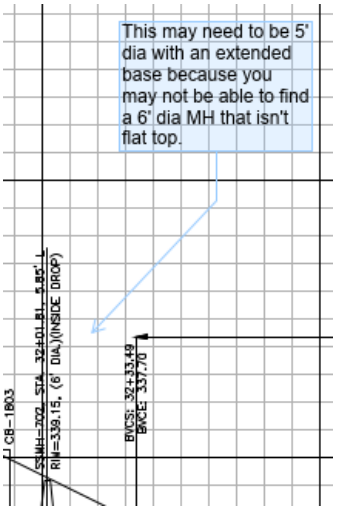
4. Please explore opportunities to change the sanitary design so that sewer does not have to be excessively deep within Reverie Way.
   McAdams Response: The sanitary sewer is deep in Reverie Way, but we were able to eliminate the preliminary sanitary sewer outfall through private property and tying to the Harris Creek Interceptor.

5. MH's must be 5' dia if installed depth is greater than 12'.

   McAdams Response: We have corrected the manhole sizes according to depth.

C5.02 – Plan and Profile

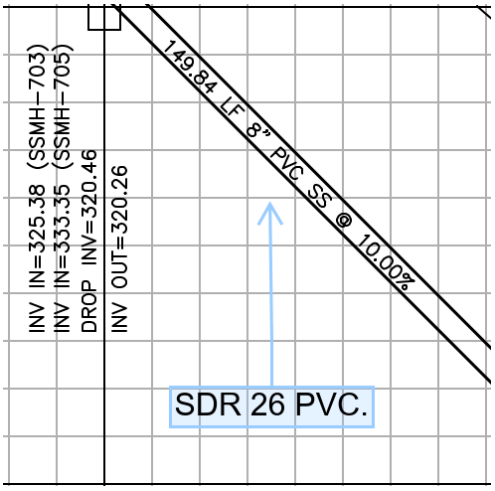
6. This may need to be 5' dia with an extended base because you may not be able to find a 6' dia MH that isn't flat top.



   McAdams Response: We have revised to 5' diameter manhole with extended base.

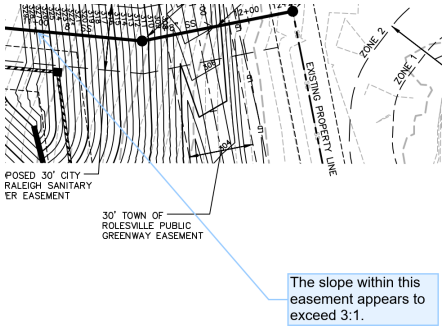
C5.06 – Plan and Profile

7. SDR 26 PVC.



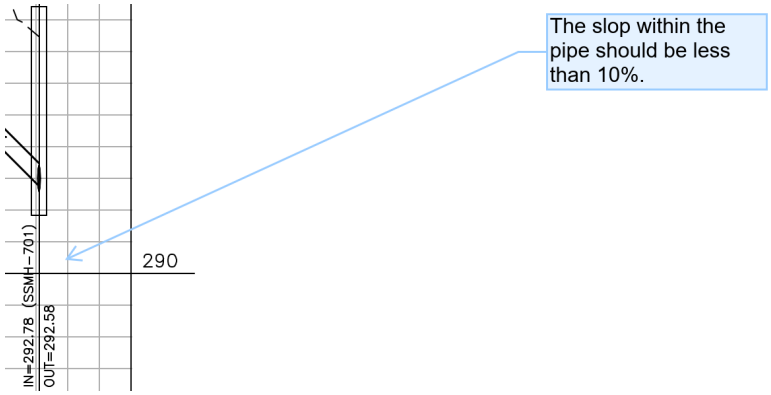
   McAdams Response: We have corrected the pipe material to SDR 26.

8. The slope within this easement appears to exceed 3:1.



McAdams Response: The contours reflect a 3:1 slope.

9. The slope within the pipe should be less than 10%.



McAdams Response: The pipe slope has been revised be less than 10%.

C5.04 Plan and Profile

10. The existing sewer at this crossing may need to be replaced based upon this depth. The MH would need to be replaced as well.

McAdams Response: The SSMH has been revised to show it being replaced with a 5' diameter manhole. Also, we are showing approximately 80' of the existing SS being replaced with DIP.

NCDOT

Jacob Nicholson

1. See attachment, the DOT Congestion Management report on the Young Street PUD TIA, dated July 15, 2019. Encroachment Agreement (E051-092-21-00201) and Driveway Permit (D051-092-21-00125) for the First phase of improvements were approved several years ago. See snippet below from Driveway Permit (D051-092-21-00125) detailing requirements of the Final build (which were not included in the plans of those permits):

The following roadway improvements shall be required under full build:

1.) The extension of the existing right-turn lane along eastbound US 401 Bypass onto SR 1003 (Rolesville Road) to provide 400 feet of storage.

2.) The construction of an exclusive right-turn lane along northbound SR 1003 (Rolesville Road) onto SR 2305 (Quarry Road), providing a minimum of 100 feet of full width storage with appropriate deceleration length and transitional taper.

McAdams Response: Per the TIA prepared by Kimley-Horn, the EB right turn lane extension along US 401 and the NB Right turn lane along E Young Street at Quarry Rd are both tied to the commercial phase of this project. Please see the snip below from the TIA. This is the final set of CDs for the residential portion of the project. The submitted CDs are not inclusive of the full buildout CDs (commercial still remains).

2. These improvements should be included in this CD submittal, as this is understood to be the last CD for the project (correct if not accurate). FSP-23-04 is the first Final Plat proposed for the overall project, is still under TRC Review, and has a comment similar to this. See below, two special provisions in the Driveway Permit that appear to not have been completed:

18. The property owners/developer will provide a full signal warrant analysis for a traffic signal at East Young Street and Quarry Road/north site access ("Warrant Analysis") prior to the approval of the plat containing the 325th lot (of the lots South of 401 Bypass) to be developed upon the subject property. In addition, the Town shall have the right to call for up to two (2) additional Warrant Analysis beginning with the approval of the plat containing the 200th lot (of the lots South of the 401 Bypass) and expiring at the approval of the plat containing the 600th lot (of the lots South of the 401 Bypass). If a signal is warranted as part of the Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the property owners/developer and, within 12 months of being warranted and approved by the NCDOT, and the property owners/developer shall design, construct and install a traffic signal subject to final approval by the NCDOT.

19. Prior to the issuance of a building permit for the 500th home (of the lots South of 401 Bypass), the property owners/developer shall contribute Fifty Thousand Dollars ($50,000.00) to the Town of Rolesville to be used the Town of Rolesville to install traffic light at the intersection of Mitchell Mill and Rolesville Road.

McAdams Response: Currently, there have been no CO's or building permits issued for CD Package 1 (266 lots) & CD Package 2 (357 lots) of this project due to a delay in getting the sewer line upgraded downstream. Should these requirements be tied to the CO instead of the plat? Michael/Meredith – we aren't sure what would need to happen to make this modification to the approval criteria.

ENGINEERING

Bruan Laux

Jacque Thompson

1. See five (5) PDF's – 1.) Memo dated 1-30-24 with 40 comments; 2.) Mark-ups on Plan Set part 1; 3.) Mark-ups on Plan Set part 2; 4.) Mark-ups on SIA report; 5.) Mark-ups on Storm Drainage Report *(these are broken out/listed below)*

   McAdams Response: Noted. We have responded to all markups and comments. Please note that we did not see any comments on part 2 of the plan set.

Memo

Cover

1. Provide impervious summary, lot assumptions breakdown, and residential tables on cover sheet as provided in previous packages.

   McAdams Response: The impervious summary has been added to the Cover Sheet.

Sheet C1.00

2. Add case number "CD 24-01" to the title block. This applies to all sheets.

   McAdams Response: We have added case number "CID 24-01" to the title on the Cover sheet as requested by Rolesville Planning.

3. Include seal of sealing surveyor for existing conditions and demolition plan sheets.

   McAdams Response: The survey we include on the existing conditions and demolition sheets was provided by others. We have added a NC PE seal to the Demolition sheets with a note that the seal covers demolition only.

Sheet C1.01

4. Some storm structures along HWY 401 are labeled with structure type, top elevation, and inverts while others are not. Label all structures for consistency.

   McAdams Response: Storm structure data in Hwy 401 has been added as requested.

5. Please clarify what this linework is and label. Clarify whether these will be demoed or remain. This applies to all relevant sheets.

   McAdams Response: The objects are rock outcroppings and are now labeled.

6. Adjust floating leaders and verify leaders are in the correct position to match their label. This applies to all sheets.

   McAdams Response: Leaders have been adjusted.

Sheet C2.13

7. Retaining walls on private property requires retaining wall, access easements. Please show and label these access easements. This is a typical comment for all retaining walls on private property.

   McAdams Response: Access easements have been added to retaining walls on private property.

Sheet 2.14

8. Please clarify what this is. Label or delete if not needed.
   McAdams Response: The erroneous linework has been deleted.

Sheet C2.17

9. Label all retaining walls.
   McAdams Response: Retaining walls are now labeled.

Sheet C3.13

10. Include top and bottom of wall elevations for all retaining walls on Grading and Storm Drainage Plan sheets.
    McAdams Response: TW/BW elevations have been added to the retaining wall.

11. Several areas appear to have a proposed grade steeper than 3:1. Please verify on grading and storm drainage plan sheets that proposed contours are not graded steeper than 3:1.
    McAdams Response: As discussed in the TRC meeting, we adjusted the slopes at the stream crossing from 2:1 to 2.5:1 as supported in the Geotechnical Report. Some slopes along the greenway are 2:1 due to the steepness of the existing slopes.

12. Please ensure all proposed contours tie back to existing contours. This comment applies to Grading and Storm Drainage Plan sheets.
    McAdams Response: We have adjusted contours to tie to the existing contours.

13. Drainage swales that run through 2 or more properties will require a drainage easement. This comment applies to Grading and Storm Drainage Plan sheets.
    McAdams Response: Drainage easements have been added to the rear drainage swales.

Sheet C3.14

14. The storm pipe that runs from CB-127 to CB-126 at the intersection of Reverie Way and Quarry Road will require a drainage easement. Show and label this easement.
    McAdams Response: The storm drainage easement has been added at this location.

15. Check and clean up contours as needed. This applies to all relevant sheets.
    McAdams Response: Contours have been cleaned up.

16. Center the 40’ drainage easement on the proposed road culverts for stream crossing.
    McAdams Response: The easements have been adjusted for the stream crossing culverts.

17. An easement is required on retaining walls for road culvert. This easement should extend to ROW. Show and label easement.

McAdams Response: Retaining wall easements have been added to the plans.

Sheet C3.17

18. Add proposed and existing contours throughout the grading and storm drainage plan sheets.
    McAdams Response: Contour labels have been added. In cases where there are adjacent existing contour labels, we have not added proposed labels to maintain clarity.

19. Proposed lighting is placed within drainage easement overtop of proposed storm pipe. Reroute storm around light or relocate the light. This applies to all relevant sheets.
    McAdams Response: The light has been relocated to prevent the conflict.

20. There appears to be a low point between lots 754 and 755. Please verify and show how stormwater will be captured in this location.
    McAdams Response: This will not be a low point. We will provide a detailed finish grading plan to the contractor that will clean up all swale grading. It is evident that the swale in question will flow to DI-2001A.

Sheet C4.14

21. Utility services should be located outside of drainage easements. Adjust service location.
    McAdams Response: Services have been relocated.

Sheet C5.00

22. Show and label pipe for structure CB-2101 in profile.
    McAdams Response: The pipe has been added to the profile.

Sheet C5.01

23. Please verify a minimum vertical separation of 18” between pipe crossings. Provide separation labels to show the minimum separation. This is a typical comment for Plan and Profile sheets.
    McAdams Response: The minimum separation has been added to the profile sheets.

Sheet C5.02

24. Label storm pipe and structure running between structures CB-1804 and CB-1812. Include both the storm pipe and structure in profile.
    McAdams Response: The pipes have been labeled and shown on the profile.

25. Conflict between proposed storm pipe running between structure CB-1817 and CB-1816 and proposed fire hydrant crossing. Adjust storm pipe or water line as needed to provide 18” minimum vertical separation at crossing.
    McAdams Response: The hydrant has been relocated to the other side of the street.

Sheet C5.03

26. Label existing and finished grades on profiles. This comment applies to all relevant sheets.
    McAdams Response: Existing and finished grades have been labeled on the profiles.

27. Conflict between storm pipe running between structure CB-1834 and CB-1832 and sanitary sewer pipe between structures SSMH-803 and SSMH-802. Adjust storm or sanitary sewer as needed to provide 18" minimum vertical separation at crossing.
    McAdams Response: Sewer has been adjusted to prevent the conflict.

Sheet C5.04

28. The maximum drop across sanitary sewer structures without use of a drop manhole is 30". Drops greater than 30" require use of a drop manhole. Drop sanitary sewer pipe or show the use of a drop manhole for structure SSMH-801.
    McAdams Response: Sanitary sewer pipe has been adjusted.

Sheet C5.05

29. Verify a minimum of 24" ground cover above storm pipe in paved area within ROW.
    McAdams Response: Minimum (24") cover is provided.

Sheet C5.06

30. COR to approve 30' Sanitary Sewer easement. Sanitary sewer mains that run 15'-25' of depth require an additional 10' added to easement width.
    McAdams Response: Noted. City of Raleigh has not commented on the easement width.

31. The use of PVC for sanitary sewers greater than 12' in depth to be verified by COR.
    McAdams Response: Pipe material has been changed to SDR 26 PVC.

Sheet C5.07

32. Culverts for greenway should have calculations to provide flows for possible dissipator pads. Include calculations in the storm package.
    McAdams Response: Dissipator pads and calculations have been added.

33. Label and show all culverts crossing greenway in profiles.
    McAdams Response: Culvert labels have been added to the Plan and Profiles.

34. Provide a minimum of 18" above storm pipes in greenway trails. This applies to all relevant plan sheets.
    McAdams Response: 18" cover has been provided.

Sheet C5.09

35. Part of vertical curve labels appear to be missing. Verify labels are correct and adjust as needed.
    McAdams Response: Vertical curve labels have been cleaned up.

Sheet C5.10

36. Label 30' Town of Rolesville Public Greenway Easement.
    McAdams Response: Greenway easement has been labeled.

Storm Drainage Calculations

37. Drainage area maps are needed to complete the review. Include drainage area maps.
    McAdams Response: The drainage area map has been added to the calculation report.

38. Include profile with 10-year HGL for structure CB-1831 and pipe 42 run.
    McAdams Response: Profile for pipe 42 has been added.

39. Include profile with 10-year HGL of structure DI-1842 and pipe 18 run.
    McAdams Response: Profile for pipe 18 has been added.

40. Gutter spread to be less than half the lane width from face of curb to road centerline. Gutter spread for structures CB-2007, CB-2016, CB-2011, and CB-2012 too large, adjust storm as needed.
    McAdams Response: Gutter spread calculations have been corrected with the proper 4"/hr rainfall intensity.

Storm Drainage Report

Page 10

1. Include drainage area maps.
    McAdams Response: The drainage area map is included in the report.

Page 20

2. Include profile of structure DI-1842 and pipe 18 run.
    McAdams Response: The profile for line 18 has been added for the 1800 system.

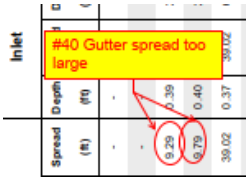
3. Include profile of structure CB-1831 and pipe 42 run.
    McAdams Response: The profile for line 42 has been added for the 1800 system.

Page 69

4. Include velocity dissipator calculations for greenway culverts.
    McAdams Response: Velocity dissipators have been added to greenway culverts in plans and calculations.

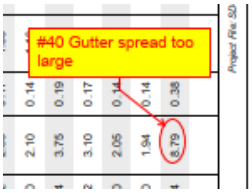
Page 82

5. Gutter spread too large.



McAdams Response: Gutter spread calculations have been corrected with the application of the 4in/hr storm event.

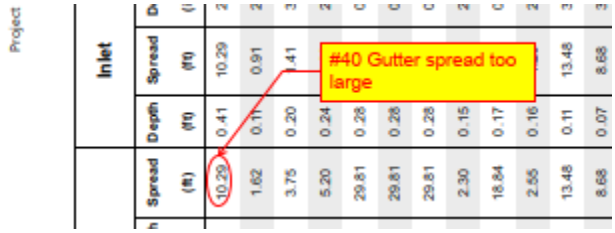
6. Gutter spread too large.



McAdams Response: Gutter spread calculations have been corrected with the application of the 4in/hr storm event.

Page 83

7. Gutter spread too large.



McAdams Response: Gutter spread calculations have been corrected with the application of the 4in/hr storm event.

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