

May 1, 2024

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 2nd Review Comments
AWH20000.02**

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

CID Plan Set – Sheet C3.14

1. Label the new drainage easement.

McAdams Response: Drainage easement label has been added.

CID Plan Set – Sheet C3.17

2. Please clarify whether these contours are the same elevation. It is understood that a detailed finish grade plan will be provided to the contractor.

McAdams Response: The contours have been cleaned up for this re-submittal.

3. It appears the grading that extends to the south inside a TCE is steeper than a 3:1 slope. Please verify and adjust accordingly. 3:1 is the desired slopes for maintenance and mowability.

McAdams Response: We have adjusted the slopes and TCE's to limit slopes to 2.5:1 which is the maximum recommended slope noted in the Geotechnical Report. The 2.5:1 slope was discussed at the first TRC meeting.

4. Please adjust the leader for the TCE.

McAdams Response: Leader has been adjusted.

CID Plan Set – Sheet C3.18

5. Clean up/adjust contours as needed.

McAdams Response: We have cleaned up contours for this submittal.

CID Plan Set – Sheet C5.07

6. Provide a minimum 18" ground cover above storm culverts crossing under greenway trails.

McAdams Response: We have adjusted greenway culverts to achieve 18" minimum cover where possible. Where we could not achieve 18" minimum cover due to vertical alignment of the greenway trail, we specify Class IV RCP.

7. The Town of Rolesville would like greenways to be ADA compliant if possible. We recognize the existing slopes are steep in this area, but it appears there is quite a bit of fill for the greenway. For this specific greenway, the Town will not enforce complete ADA requirements with landings and railing but please strive to have 8% maximum grades for greenways.

- a. The new Town Standards Manual calls for a 2' shoulder on all greenways and 3:1 max slopes. Please connect with Parks and the Town Engineer to discuss if this section is possible. If not, additional requirements may be needed for fall protection along the greenway.

McAdams Response: The current typical section is the same section shown on The Point South – CD Packages 1 and 2 as well as The Point – North plans. The Standards Manual mentioned above is based on the Town's current LDO, but The Point South is under the old UDO. The current section shown on the plans indicates a 2' shoulder with 2:1 maximum side-slopes. We have adjusted the plans to have a maximum 2.5:1 side-slope based on the steepness of the existing slope where the greenway is located. Please see the attached Geotechnical Report by TM Engineering, page 11 where the 2.5:1 maximum slope is recommended.

- b. This comment applies to all greenways on site.

McAdams Response: Noted.

8. Confirm how the greenway is tying into the existing ground. If it will be elevated with a drop off, a TCE may be required to grade a gradual slope. Consider barricades to be installed until future connection.

- a. This comment applies to all greenways on site.

McAdams Response: The Greenway vertical alignment has been adjusted to meet existing grade.

9. The shading on plan view has been removed; please confirm if this profile is connecting into existing or if there is a structural design for the tunnel mentioned in plan view.

McAdams Response: This profile is connecting into the existing pedestrian tunnel. The vertical alignment in this area has been adjusted for a better transition to the existing grade of the tunnel.

Storm Drainage Calculations Report (see also Mark-up comments on this document)

1. Label drainage areas with correlating storm drainage structure.

McAdams Response: The structure numbers have been added to the drainage area map.

2. A few drainage areas are labeled with "X.XX AC" as the area. These areas have been circled in red. Update these labels as needed.

McAdams Response: Drainage area labels have been updated to show the corresponding areas.

3. Please clarify if the velocity dissipater calculation with the outlet number “Culver” represents the culvert crossing under Quarry Road, between phase 5&8 or a different culvert. If it is for the culvert crossing under Quarry Road, velocity dissipater calculations should be updated to reflect the pipe diameter used in the culvert design. In addition, the velocity dissipater dimension label on C3.14 should be updated to reflect updated calculations.

McAdams Response: The culvert dissipater calculation has been changed to reflect the HY8 calculation.

CID-24-01 Summary Comments

1. Planning & Zoning – Planning Staff:

- a. *Continue to* Provide a Written response to ALL the comments received.

McAdams Response: This letter serves as the written response to comments received.

- b. *Continue to* On Plan set – bubble/cloud/enumerate the revisions made for clarity in the re-review.

McAdams Response: We have clouded and enumerated the revisions per the comments.

- c. *Continue to* Revise all dates of materials, adding a revision date to the original/prior dates.

McAdams Response: The dates on the plans have been updated to today’s date (May 1, 2024).

2. Parks and Recreation – Eddie Henderson:

- a. Please refer to Town Engineer comment on the slopes of Greenways. Parks and Recreation staff would like to see if the slopes of the Greenways can be reduced to make the trails more ADA accessible.

McAdams Response: We have revised the vertical alignment along the greenway to have a maximum 8% grade.

3. Engineering – Brian Laux /Jacque Thompson:

- a. See three (3) PDF’s – 1. Memo dated 4-02-24, with comments about the Plan Set (part 1 only) and 3 comments about the Storm Drainage Report; 2. Mark-ups on Plan Set part 1; 3. Mark-ups on Storm Drainage Report.

McAdams Response: Noted. Thank you.

4. Wake County Watershed Management – Janet Boyer:

- a. SEC-115283-2023_Letter of Disapproval dated 03-15-2024, was provided directly to Applicant.

McAdams Response: We are working with Janet Boyer to resolve comments from Wake County.

5. COR Public Utilities – Tim Beasley:

- a. W-4116 & S-5462 are the assigned permit numbers. Please include these in all of the relevant permit blocks.

McAdams Response: Thank you. We have added the permit numbers to the plan sheets.

b. Please email me for the Raleigh Dev Fees. These should be paid prior to signatures.

McAdams Response: We sent an email on April 9, 2024 requesting the Raleigh Development Fees. The fees have since been paid and the receipt is attached with this submittal.

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