

V3 - SDP-24-03

September 2, 2025
Via: Electronic Mail/Fedex

Town of Rolesville
211 S. Main Street
Rolesville, NC 27571

Re: Comment Response Letter
Chase Bank – Wallbrook
NEC of Virginia Water Dr & Wallbrook Dr
Rolesville, NC 28504
Wake County
BE #NCB230114.00

Dear Reviewers:

Bohler Engineering is pleased to submit on behalf of BDG Architects, PLLC, the revised site plan submittal package for the Chase Bank – Wallbrook project. The following is our comment response letter addressing comments received from the Town of Rolesville and Bolton & Menk dated July 29, 2024. Each comment is addressed and responded to as follows:

Planning/Zoning Comments – Cover Sheet

Comment 3: Open Space requirements from the preliminary plat should be added to the Site Data Table.
Response 3: *Open space is not noted on recorded plat – BM 2025 PG 1254*

Planning/Zoning Comments – Existing Conditions/Demolition Plan (C-201)

Comment 3: Existing vegetation to remain should be appropriately labeled with the species and caliper measurement. Applicant has indicated that they are coordinating with NCDOT and Stantec to determine species and caliper along US 401. This comment will remain open and unaddressed pending the outcome of said coordination. Need species by others.
Response 3: *Street trees have been labeled on C-201.*

Planning/Zoning Comments – Site Plan (C-301)

Comment 1: What does the total current impervious area (5,077-sf) include? Applicant has indicated the following:

This is the impervious area within the proposed property line; this includes the multi-use path and the proposed access drive aisle that is to be completed prior to the Chase Bank site being developed. Essentially this is the impervious area that will have been installed when Chase Bank construction starts.

This comment will remain open as impervious surface amounts are subject to change pending the submittal of a Final Plat for the approved PSP-24-03.
Response 1: *Current impervious area shown as existing per overall developer plans submitted for access drive and on-site sidewalk. Proposed impervious is the area that will be installed by Chase.*

Planning/Zoning Comments – Architectural Design Standards

Comment 1: Please state how the shift in window satisfies 6.8.2.D.3.e. The applicant should demonstrate façade area calculations that there are no instances where this façade has 50-sf not broken up by architectural features greater than one foot or a substantial material change. The NE corner of the NE elevation appears to have a significant blank wall area. Please show calculations ensuring this area does not result in greater than 50-sf of blank wall.
Response 1: *Architectural elevations limit blank space and do not result in greater than 50 SF of blank wall.*

Bolton & Menk Comments – Sheet C-101

Comment 1: Please update the version number on the cover sheet for next submittal (V3).

Response 1: *Updated.*

Bolton & Menk Comments – Sheet C-201

Comment 2: Repeat: Update the plans to reflect surveyed conditions. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).

a. This comment applies to multiple sheets.

Response 2: *Updated base conditions based on adjacent development and overall development CAD backgrounds.*

Comment 3: Repeat: Provide the site metes and bounds of property boundary in graphic and list format. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).

Response 3: *Plat has been finalized and is included in this resubmittal.*

Comment 4: Repeat: iMaps shows a force main extending along US 401 Business. Show the entire force main and either label or add a line type to the legend on Sheet C-102 for clarity. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).

Response 4: *Force main has been shown extending along US-401.*

Comment 5: Due to the presence of alluvial soils, and after reviewing the Geotechnical reports from the Lot 5 PSP submittal and the provided Lot 5A Stormwater/EC Report, please add a general note to the plans similar to the following:

Per the geotechnical report performed by TerraTech Engineers, areas of structural fill and/or construction operations should be proof-rolled per the geotechnical recommendations, after rough finished subgrade is achieved.

a. If the geotechnical report is not accessible for these plans, please adjust the note accordingly but still provide a statement for proof-rolling.

b. We understand coordination is occurring with the mass-grading so if the survey received drastically changes existing grades, please coordinate with us as needed for adjustments to these plans.

Response 5: *Note has been added to C-201 and will remain unless updated geotechnical report is provided.*

Comment 6: Repeat: Verify if the existing utilities and the stormwater on the property have existing easements. If so, show the easement, label with size, type, and public/private. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).

Response 6: *No recorded easement on stormwater or utilities per recorded plat – BM 2025 PG 1254*

Comment 7: With the access drive not shown as an existing condition, remove “Prop. Sawcut” callout and line.

a. With the access drive being removed, this site no longer has any access shown. We understand coordination is still occurring for this site’s conditions, but an access will need to be provided for plan approval.

Response 7: *Access drive has been submitted under SDP 25-03, so “Prop. Sawcut” remains on plans. The linework shown has been coordinated with the adjacent development based on their design and first round comments.*

Bolton & Menk Comments – Sheet C-301

Comment 8: An ADA ramp is needed to access the crosswalk in the access drive, exiting the active open space. Please adjust the plans accordingly.

Response 8: *ADA ramp has been added to plans.*

Comment 9: Repeat: Plans for the access drive off Wallbrook Drive have not yet been submitted. (Leaving comment until Town has access to these plans).

Response 9: *Site Development Plans for the adjacent Chipotle development and access drive have been submitted under SDP 25-03.*

Bolton & Menk Comments – Sheet C-401

Comment 10: Please provide spot grades for the landing beyond the rail, closest to the ROW on the proposed 6' walk to the ROW. Ensure the grade for the landing meets ADA compliance.

Response 10: *The sidewalk that the ramp is connecting to is being utilized as the level landing. Spot shots have been added for clarity.*

Comment 11: Repeat: Clarify how the stormwater will be managed in the low point at the 382' contour, adjacent to Virginia water Drive. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).

Response 11: *Updated surface elevations have been provided, and there is no longer a low point.*

Comment 12: Adjust the grading around the proposed 6' sidewalk to the ROW to ensure the grades do not exceed 3:1.

Response 12: *A cast in place wall has been proposed to eliminate any slopes greater than 3:1.*

Comment 13: Repeat: Based on the existing contours in the east corner of the site, it appears stormwater in this area flows off site. Adjust the grading as needed to route stormwater to an existing storm drop inlet. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).

Response 13: *Grading and stormwater has been revised based on updated developer grading.*

Comment 14: Please confirm whether structure EX-10, the existing drop inlet that the storm will tie into, has been constructed. The existing 18" RCP pipe leaving the structure does not meet minimum ground cover requirement of at least 2', forcing the design of the incoming pipes to have less than 2' ground cover as well. In addition, please turn the proposed storm sewer pipe schedule and the proposed storm structure schedule to black for clarity.

Response 14: *This storm inlet has been constructed by the developer. As-built/acceptance status is unknown, but an inquiry has been sent to developer to raise rim elevation to meet minimum ground cover.*

Bolton & Menk Comments – Sheet C-501

Comment 15: Repeat: An easement will be required for water meters in their current proposed locations. (It is understood coordination is taking place; leaving this comment as a note until plans are updated).

Response 15: *Easement around water meters dedicated to the City of Raleigh has now been proposed.*

Bolton & Menk Comments – Sheet C-802

Comment 16: Clarify if a sawcut and silt sox will be needed for the access drive. Please update the erosion control and existing conditions sheets to align with one another.

Response 16: *Existing conditions and erosion control sheet have been updated.*

Bolton & Menk Comments – Stormwater & Erosion Control Report

Comment 17: Please provide gutter spread calculations with next submittal.

Response 17: *Per coordination with Town Engineer reviewer at 2nd TRC review call, gutter spread calculations will not need to be provided for the private curb and gutter.*

Comment 18: Adjust the drainage area A-1 in the pre-development drainage area map. In the post development drainage area map, the area in the South corner of the site is shown draining to the existing drop inlet and grading does not appear to change. Please adjust the pre-development drainage area A-1.

Response 18: *Revised topography from the overall developer has been updated on the plans and resolves this issue on the drainage area maps.*

Comment 19: Adjust the drainage area A-1 in the post development drainage area map. The highlighted portion, including and adjacent to the sidewalk, does not appear to drain to the existing storm drop inlet based on existing contours. Please review and adjust accordingly.

Response 19: *Revised topography from the overall developer has been updated on the plans and resolves this issue on the drainage area maps.*

Comment 20: In the post-development drainage area map, please clarify how the stormwater in A-3 will be managed with the access drive being designed by others.

Response 20: *Stormwater from the access drive will be handled by the adjacent development. Per latest coordination with ARK design team, inlets are being added at the bottom of the driveway to prevent run-on into Wallbrook Drive.*

Comment 21: In the stormwater routing section, please label all pipes for review. It is unclear which pipes are which without the labels.

Response 21: *Pipes have been labeled.*

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at 919-578-9000.

Sincerely,

Bohler Engineering NC, PLLC



Oliver Kaija, P.E.
Project Manager