



May 1, 2024

Michael Elabarger
Senior Planner, Town of Rolesville
P.O. Box 250, 502 Southtown Circle
Rolesville, NC 27571

RE: *Response to Comments for TLE Rolesville*

Attached, please find the Applicant's written responses to comments from the Town of Rolesville, issued on April 7, 2024 for the above referenced project.

The responses are transmitted to you with the following information:

- One (1) Electronic Copy of the Plan set
- One (1) Stormwater Report
- One (1) Declaration of Access Easements

Please do not hesitate to contact me at (919) 653-2927 or chris.bostic@kimley-horn.com should you or your staff have any questions concerning our responses.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Bostic", written over a light blue horizontal line.

Chris Bostic, PE
Kimley-Horn and Associates

PLANNING & ZONING – PLANNING STAFF & WithersRavenel:

1. PAY the V3 (Resubmittal) INVOICE emailed to Applicant on 03-03-2024.

Response: Noted.

2. Continue to Provide a Written response to all the comments; mark-ups to mark-ups is OK.

Response: Noted.

3. Continue to Add revision dates to all documents (original + each resubmittal).

Response: Noted.

4. REPEAT -- Based on other TRC reviewer comments, a plat to create certain Easements is necessary – TBD as whether that plat is required to be recorded and referenced on this SDP plan set, or if it can occur later on during or after development (coinciding with As-built plan submittal).

Response: Per 04/11/24 TRC Meeting, the easement for the existing sanitary sewer service will be recorded via a deed prior to SDP approval, and the SCM maintenance easement is to be recorded after construction. Coordination regarding the deed for the sanitary sewer service easement is currently in-progress.

5. In order to utilize LDO 3.2.1. setback reductions of the General Commercial zoning district, the applicant needs to demonstrate compliance with the requirements of this section. Sheet C2.3 has been provided to show compliance We offer the following:

- a. A meeting was held with the Town and the applicant on 2024-02-19. The applicant agreed to move the building closer to Main Street to take advantage of the building setback reduction and provide a larger active use area to the side of the building so as to increase the frontage dedicated to a building or an active use area.

- b. The applicant has moved the building closer to the road (Main Street) and is Proposing a 7' Building setback adjacent Main Street. The reduction is subject to the applicant providing the following:

- i. 3.2.1.C.1. Buildings and community gathering spaces define no less than two-thirds of street frontage; While the plans have been revised to show a greater frontage occupied by community gathering space, it does not appear the required frontage is provided. There is approximately 37' between the building frontage and the community gathering space. Suggest installation of a knee wall which is typically seen as an alternative to providing building frontage in areas with reduced setbacks.

- ii. 3.2.1.C.2. Vehicular surface areas are limited to no more than one-third of property frontage; It appears the plans are in compliance with this requirement.

- iii. 3.2.1.C.3. A minimum ten-foot wide sidewalk or multi-use trail is provided along Main Street. The plans comply with this requirement.

iv. 3.2.1.C.4. Enhanced landscaping, visible from the public right-of-way, that exceeds LDO standards by at least twenty-five (25) percent. The applicant should correct the landscape calculations, although it appears sufficient buffer trees have been provided. Please refer to landscaping comments.

v. 3.2.1.C.6. Art installations visible from the public right-of-way. The applicant should revise the plans to indicate the location of the proposed art installation and provide details in the plan set.

Response:

b.i: Per meeting with the Town on 04/16/2024, a knee wall may be provided to address the remaining building frontage required. The knee wall has been added, see Sheet C2.0.

b.iv Landscape calculations were revised to reflect the format indicated by the provided markups. Please see sheet L1.0 Landscape Plan for the updated information.

b.v. Per meeting with the Town on 04/16/2024, a note stating the location of the art installation is sufficient and details may be provided at a later date. This note is provided on Sheet C2.0.

6. A Type 3, 25' buffer is required along the rear property line adjacent to the RL property to the west of the site. It appears this buffer has been reduced to 7'. The required number of plants needed for the buffer in addition to the area needed for the wall/fence is insufficient. The applicant has requested a variance from the rear buffer requirements. The plans should be revised to reflect case number VAR24-01. Please include status and materials pertaining to the variance application.

Response: The variance request was approved by the Town of Rolesville Board of Adjustment.

7. Provide a cross-access easement for the shared driveways with the drive-in located to the southwest of the subject property. Recording information shall be provided on the plans.

Response: There is an existing blanket access easement for the shared driveways in the Sonic Drive-thru. The recorded access easement is a blanket easement for the Learning Center Rolesville parcel and adjacent parcels identified as PIN #1759807165 (Sonic Drive-Thru) and PIN #1759806076 (Vacant). The recorded access easement deed book page has been included with this resubmittal. A label has been added with the recording information, see Sheet C1.0.

8. Site Plan - Repeat Comment: LDO Section 5.1.3.F, areas dedicated for drop off and pick up must be included for any site plan or permit request for a day care. The applicant has indicated that vehicles must be parked and children escorted into the building. Therefore, those spaces dedicated for pick up and drop off (as opposed to visitor or employee parking) should be clearly marked with signage and proposed signage shall be included on the plans.

Applicant has noted that this item is pending approval from client. Provide update.

Response: Pavement markings denoting pick up/drop off and staff parking stalls have been added to the plans and site legend, see Sheet C2.0.

9. Site Plan - Revised Comment: Revise the legend and the site design to reflect the three different fence types and their locations. Further, add all details of all proposed fencing. Aluminum rail fence and white vinyl fence details provided. Please revise the details or rename legend to indicate all 3 fence types and their associated details. The proposed art installation details shall also be provided.

Response: Legend updated to clarify fence heights, colors, and types and to match details provided, see Sheet C2.0. References to details on Sheet C8.1 have been added to the fence labels shown on Sheet C2.0. Per meeting with the Town on 04/16/2024, a note stating the location of the art installation is sufficient and details may be provided at a later date. This note is provided on Sheet C2.0.

10. Landscape Plan – LDO 6.2.2.2.D.2 - The Landscape requirements for Streetyard buffers are incorrectly calculate. Revise to reflect the calculations as shown on the plans.

Response: Landscape calculations were revised to reflect the format indicated by the provided markups. Please see sheet L1.0 Landscape Plan for the updated information.

11. Landscape Plan – Revise plans to show the proposed ground covers on the site, including mulched areas, sodded or grassed area, including the playground materials and landscape beds. For purposes of determining the longevity and placement of canopy trees, the area and intended ground cover between the property line and the edge of pavement on Old Rogers Road should be identified.

Response: Sod and mulch were added in where necessary to identify ground material extents across the site. Please see sheet L1.0 Landscape Plan for the updated information.

12. See PDF of mark-up Comments on the SDP plan set (19 entries/comments)

Response: Noted.

13. Check layers. Text illegible.

Response: Layers updated for clarity.

ENGINEERING: JACQUELINE THOMPSON/BEN NOGA

Sheet C1.0

1. The reduction of the perimeter buffer and building setback to 7' will require variance approval (VAR-24-01).
 - a. This comment also applies to Sheet C2.3

Response: The variance request was approved by the Town of Rolesville Board of Adjustment.

2. Repeat: Verify and update the existing vegetation/tree lines shown. (Street view shows tree line to continue south behind the existing storm pond and there only appears to be shrubs

along the Sonic Drive-in property border, not a tree line.)

Response: The existing vegetation/tree line has been updated, see Sheet C1.0.

Sheet C2.0

3. Verify and update callouts that reference details on a particular sheet. Ensure the reference sheet matches the actual location of the detail.
 - a. This comment applies to multiple sheets.

Response: Callouts to specific details have been updated per current plans.

4. Proposed ADA curb ramp leads traffic into the middle of the intersection of Old Rodgers Road and South Main Street. The preference is to have a direction ramp across Old Rodgers Road to connect with the existing ramp/crosswalk.

Response: ADA ramp revised per crossing of Old Rodgers Road as requested, see Sheet C2.0.

5. Provide ADA curb ramp detail via NCDOT 2024 section 848.05/.06 for proposed ADA curb ramps.
 - a. This comment also applies to Sheet C8.0.

Response: NCDOT ADA curb ramp detail added, see Sheet C8.0.

Sheet C2.1

6. It appears sheet C2.1 has been shifted. The location of items on this sheet do not appear consistent with those of the rest of the plan set and there are several leaders that don't seem to be in the correct position. Adjust sheet as required.

Response: Sheet features and labels updated as requested.

7. The legend on several sheets is overlapping a data table or is cut off. Adjust sheets so legend is legible and does not overlap other items.

Response: Legend updated throughout plans as requested.

Sheet C3.0

8. Storm FES-02 and associated rip rap pad are proposed within sanitary sewer easement. Adjust location of FES and rip rap out of sanitary sewer easement or coordinate with the City of Raleigh to obtain approval for storm structures placed within sanitary sewer easement.

Response: FES-02 and associated rip rap pad have been removed from the sanitary sewer easement, see Sheet C3.0.

9. Ensure all storm pipes are designed to a minimum slope of 0.5% or greater.

Response: Per correspondence with Jacqueline Thompson, pipes utilized for storage that are connected to the underground detention are permitted to have 0.00% slope. These pipes will be gasketed. All other pipes shown are at minimum slope of 0.5% or greater, see Sheet C3.0.

10. Clarity is needed for SCM access easement, pond delineation, and pond contours. The repeat use of a dashed line type makes it very difficult to differentiate all the lines in this area.

Response: SCM linework has been updated for clarity, see Sheet C3.0.

11. Repeat: The proposed 15" RCP culvert along Old Rogers Rd requires 18" minimum of ground cover above the storm pipe.

Response: The inverts of the proposed 15" RCP culvert have been revised and minimum 18" cover has been provided, see Sheet C3.0.

12. CO-1 has been updated from a catch basin to clean out. Clarity and labels are needed on the function of this cleanout, how storm water will now be collected in this area, and connection to the storm system.

Response: A trench drain has been provided and labeled adjacent to CO-1, see Sheet C3.0.

13. The outlet of FES-01 appears to end at pond slope. Confirm there are no concerns over washing. I recognize that the slope of pipe is minimal but consider another location for FES.

Response: The outlet of FES-01 has been removed from the pond slope, see Sheet C3.0.

14. Based on top and bottom of wall elevations, the retaining wall appears to end before the outlet storm pipe between CB-04 and FES-01 but is shown extending beyond the outlet storm pipe. Verify where the wall will end and adjust plans as needed.

Response: Top and bottom of wall elevations have been adjusted to demonstrate the end of the wall. The outlet storm pipe will go through the wall.

15. Provide pipe information (length, material, slope, inverts) for connection from trench drain to structure CB-04.

Response: Length, material, slope, and inverts for connection from trench drain to structure CB-04 added, see Sheet C3.0.

16. Clarify the purpose of having the underground detention next to stormwater pond, and their function together. Provide calculations for underground detention for review.

Response: As discussed in the attached correspondence with Jacqueline Thompson, two separate BMPs are proposed – underground storage for detention and bio-retention for treatment. We are also utilizing pipes connected to the detention structure for storage. Calculations have been provided in the Stormwater Impact Analysis.

17. The highlighted area appears to be draining off site. Revise grading or adjust stormwater system as needed to capture stormwater in this area.

Response: This area as shown drains to the NCDOT ROW. Plans are currently in review with NCDOT. The cross slope has also been increased to drain more area to CB-09.

18. Repeat: Provide spot grades on ADA spaces and ramp for compliance review.

Response: Spot grades added as requested.

19. Several leaders appear to point to incorrect objects or no objects at all. Review labels and adjust as required.

a. This comment applies to multiple sheets.

Response: Labels adjusted as requested.

20. Storm structures connecting into NCDOT drainage system will need to be reviewed by NCDOT and Hydraulic Division for flow rate being added into their existing system. NCDOT to provide requirements for encroachment and permitting on storm connection.

Response: Noted. Plans are currently in review with NCDOT.

Sheet C4.0

21. Septic to be tied into existing force main will need approval from City of Raleigh.

Response: Noted.

Sheet C5.0

22. Although drainage areas are less than one acre, we suggest a form of sediment mitigation device on site.

Response: Erosion control plans and calculations are currently in review with Wake County.

23. Repeat: Revise construction sequence to match plans.

Response: Sequence revised as requested.

24. Repeat: All clearing is shown in phase 2 will need to be done then when the basin is installed. No erosion control basin is shown on this phase. Revise the construction sequence to match plans.

Response: No basin is proposed and the sequence has been updated.

Sheet C5.1

25. Repeat: Provide inlet protection on all structures.

Response: Rock pipe inlet protection added, see Sheet C5.1.

Sheet C10.0

26. Bedding and Trench, backfill section, and cleanout details have been removed. Details are still needed. Use City of Raleigh standard details for sewer and water.

Response: City of Raleigh trench bottom dimensions and backfilling requirements detail added and previous cleanout detail has been re-added to the plans, see Sheet C10.0.

Stormwater Report

27. Update drainage area and pond calculations with additional area based on added trench drain.

Response: The drainage area has been updated to include the pond, see revised Post-Development Drainage Map in the Stormwater Impact Analysis. The additional area was an increase of less than 0.01 ac, so it did not change the acreage shown in the calculations.

COR PUBLIC UTILITIES: TIM BEASLEY

1. Demonstrate that 6' will be adequate for maintenance within the SSE? Label as 6' private sanitary sewer easement. Dedicate easement (Recorded by plat or separate instrument) prior to SDP approval.

Response: Per 04/11/24 TRC Meeting, the 6' easement for the existing sanitary sewer service will be recorded via a deed prior to SDP approval. The easement has been shown and labeled on Sheet C4.0.

NCDOT: JACOB NICHOLSON

1. REPEAT V2 Comment—Full NCDOT review will occur during That review and approval will relate to if/how/when the DOT approves of this Site Development Plan.

Response: Noted – project is currently in review with DOT.