



July 16th, 2025

Town of Rolesville Planning  
c/o Jacqueline Thompson  
c/o Tim Beasley  
PO Box 250,  
Rolesville, NC 27571

Subject: **The Preserve at Moody Farm**  
**CID-24-09 – V4 Comment Response Letter**

Dear Mr. Elabarger,

There are several noteworthy changes to the project CID plan set to bring to your attention prior to beginning your review:

- a. Wake County SEC & SWF Permit Update: We received project comments back earlier this week from Wake County. All design related comments are resolved. There are several minor comments regarding application/FRP that we are currently working toward.
- b. Separate resubmittal is to be facilitated with City of Raleigh public utilities for outstanding comment/s.
- c. Any changes within the plan set from previous resubmittals are marked delta 4.
- d. An estimated FFE has been added to sheets C5.1-C5.4 for lots in a 'fill' condition. These "Est. FFE" labels are not rev clouded to improve review plan readability.
- e. Approximate building and driveway footprints are now shown on sheets C5.1-C5.4. Notes have been added to ensure the CID plan set provides clarity on these topics.
- f. Contour labels have been made more prevalent on sheets C5.1-C5.4 and all project profiles.
- g. Lots 3, 5, 7, 13, 22, 24, 26, 27, 38, 56, 57, 67, 74, 78 have had services and/or driveway location slightly modified to ensure constructability of CID plan set.
- h. FES 335 has been added to the southeast corner of the Moody Homestead due to a low spot created with grade tie backs. In result, several adjacent drainage areas were affected (FES 331, CB 333, CB 332, & CB334). A plan and profile for FES 335 has been added to sheet C14.0. Spread calculations, the inlet area exhibit, and storm sewers modeling have been updated to include FES 335 in the Project SIA report.
- i. Landscape sheets have been revised to ensure there are no horizontal conflicts with the changes stated above.

V4 Comment Response: Please find below the review comments received dated 06/27/2025:

**CORPUD – Tim Beasley**

1. Comment: Sanitary Sewer with an installation depth between 5'-12' should be called out as SDR 35 PVC. Other than this minor comment, Raleigh is ready for signature.

***Response: The material for any sanitary sewer between a depth of 5'-12' is now called out as SDR 35 on schedule sheet C7.0, as well as applicable profile sheets.***

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**Engineering Comments:**

**Sheet C5.0:**

- 1.Comment: The grading plans should include building pads; the previous submittal included all building pads. Please add back in the building pads for each lot and adjust grading as needed to account for positive drainage between lots and low points.
- As a reminder, all grades should be 3:1 or flatter.
  - This comment applies to all grading sheets.
  - Please provide an updated stormwater report that reflects the correct grading.

***Response: Per the 7/10/25 TRC meeting discussion, an estimated finish floor elevation (Est. FFE) has been added to each lot that is within a 'fill' condition, see sheets C5.1-C5.4. Building and driveway footprints, which are noted as approximate, have also been added to sheets C5.1-C5.4. A max proposed grade on site is 3:1 unless it's in previously mentioned environmentally sensitive areas. The SIA has been updated accordingly and included with this resubmittal.***

**Sheet C5.2:**

- 2.Comment: The grade on the southeast curbline appears to be 0.45%; this provides a likely chance that water will sit/pool in the curbline or corner. Please review for possibly increasing the curbline grade to ensure positive drainage.

***Response: We have updated the grading to reflect an increase in positive drainage. The slope design is now ~0.71% in this area as seen on sheet C5.2.***

**Sheet C5.3:**

- 3.Comment: There appears to be a low spot in the grading behind Lot 37 with no way for drainage to occur. Please review and adjust accordingly.

***Response: Although this area looks like a low point; it's a knoll/high point which extends southward on that side of drainage swale. It was designed to allow for a side slope (as modeled) to channel runoff and ultimately convey runoff to drainage infrastructure. For clarity, contour labels have been added to this area in the CID plan set.***

Sincerely,

 07/16/2025

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Roman Cook  
Project Engineer  
American Engineering Associates – Southeast, PA