



V2 - CID-23-06

August 1, 2023

Town of Rolesville Planning  
Michael Elabarger

Re: CID-23-06 - Parker Ridge Preliminary Plat 1<sup>st</sup> Submittal – Planning/Zoning Comments  
Response to Comments

We have received comments for the above referenced project and offer the following information and responses for your consideration:

Application and Submission Requirements

1. A Tree Survey (Section 6.2.4.2.A) and Tree Preservation Plan (Section 6.2.4.5.C) are required as a portion of Landscape Plan submitted with this application.

**Response: The tree survey and tree preservation plan is included.**

2. Copies of all environmental permits for disturbances and encroachments shall be submitted to the Town.

**Response: These are in process and will be submitted to the Town after the next submittal.**

3. Addressing as well as street names should be shown on Construction Infrastructure Drawings.

**Response: The street name application is included in the submittal.**

Conditions of the Map Amendment / Rezoning

4. LDO Section 3.3., with note to Section 3.3.B.2 which indicates, "Conditions and site-specific standards imposed in a conditional district shall be standards above and beyond the requirements of the LDO; conditions shall not lesser the standards in the LDO."

It should be noted that Rezoning Condition #8, reduces the required buffer by allowing fences to be substituted for walls. It reads, "Perimeter buffers shall be provided as shown on the Concept plan. Type 3 and Type 4 perimeter buffers may include 6' fences instead of walls." The plans, however show the proposed Class 4 buffer with 3' fence and no berm as required by the ordinance standards.

The applicant responded that "The Class 4 buffer has been revised to include a 6' fence and a berm wherever existing vegetation is not being preserved." Until a Tree Survey and Tree Preservation Plan is submitted, it is unknown if preserved areas contain the coverage needed to be used for credit. Additional buffer comments may ensue following the submittal of the Tree Survey and Preservation Plan.

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**Response:** A tree preservation plan is included as part of this submittal. Only trees 18" DBH or greater were surveyed. The type 4 buffer is located entirely in an area with a large amount of existing vegetation. Many of the existing trees are smaller than 18" DBH, yet still qualify toward buffer credit because they are equal to or larger than the minimum installation size of 2" caliper. Addition or removal of vegetation will need to be field adjusted at the time of construction.

#### Cover Sheet and Site Details

5. Add case number CID-23-06 to the cover sheet. PSP-23-06 is the case number for the preliminary plat.

**Response:** This has been added to the cover sheet.

6. Update the open space data to match what is provided on PSP-23-06

**Response:** This has been updated.

7. Remove the "1<sup>st</sup> Submittal: April 3, 2023" as this is the first submittal of the Construction Infrastructure Drawings".

**Response:** This has been removed.

8. Please add the following information to the Site Data Table:
  - a. Note the current impervious surface, and the proposed total impervious surface amounts.
  - b. Provide maximum building height permitted for each dwelling type and the height proposed.
  - c. Calculations and acreage to demonstrate compliance with the maximum 15 gross acres dedicated to the Townhouse Development in the RH zoning district.

**Response:** This has been added.

#### Existing Conditions

9. The Existing Conditions plan sheet must include setbacks, environmental site features, tree lines, items to remain and those to be removed as a portion of this project, etc. Please refer to the application checklist for a full list of the expected information to be shown on an Existing Conditions and/or Demolition Plan sheet.
  - a. Please provide matchlines for ease of review and reference.
  - b. Identify any floodplain areas within the plan on applicable plan sheets.
  - c. The property owner, zoning district, and use of ALL adjacent properties should be shown.

**Response:** The existing conditions sheets have been revised.

10. There are existing street trees found along Redford Place that are not shown on the plans.



**Response: The existing trees have been added.**

Demolition Plan Sheet(s)

11. Please add a legend or make the "Wetland" text more legible as it is hard to read even when reviewing digitally.

**Response: This has been revised.**

12. The property owner, zoning district, and use of ALL adjacent properties should be shown.

**Response: This has been added.**

13. Existing street trees and overall tree lines for tree groupings should be identified. Where trees are to be removed, the plans should be labeled. Where trees are to be preserved, the trees should be marked with tree protection fencing.

**Response: The grouping of trees to be removed has been identified.**

14. In PSP-23-06, there were several sheets provided with an enlarged version of the Demolition Plan. It is recommended that those be provided here as well for consistency.

**Response: These sheets have been added.**

Site Plan Sheet(s)

15. Add a Legend to the Overall Site Plan. This should include what each color shown means.

**Response: A color legend has been added.**

16. Adjust the Rear Load Townhome Lot Typical shown on Sheet 2-0. Applicant has indicated a 15' setback. However, if a car is to park in the driveway, a minimum of 19' length clearance from front of garage shall be provided in accordance with 6.4.4.A.3 and 6.4.4.C.1.c. Please adjust accordingly.

**Response: This has been adjusted.**

17. Provide the acreage of open space alongside their labels.

**Response: This has been added.**

18. Label the easement to the rear of Lots 123 and 124, between Lots 169 and 170, and between Lots 265 and 266 showing width as well as whether it is public or private.

**Response: Easement labeled.**

19. The applicant shall provide additional information on the provision of both public and private alleys. The plans shall also demonstrate that the use of these alleys by emergency and delivery

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vehicles is sufficient and safe. We will defer to staff and Engineering reviewers as the applicant's response denotes that things have been addressed and adjusted.

**Response: The easements have been labeled as public or private.**

20. The parking calculations show that six (6) parking spaces for the Future Amenity/Clubhouse will be located near Open Space #6. How will these be reserved?

**Response: The 6 parking spaces will be part of the rec center parcel that will be subdivided with the development.**

21. Please provide the width of ALL ADA spaces throughout the site. Spaces are noted.

**Response: The width has been added.**

22. Provide the Zoning District designations for ALL adjacent parcels.

**Response: The zoning designations have been added.**

23. The applicant has noted that the private sidewalk near Lot 256 is aimed to be a "ramp down to the public greenway". Will there be a guard rail? Provide a detail of the guardrail to be used.

**Response: This ramp has been removed and the sidewalk has been moved to an area that does not need a ramp.**

24. Please confirm there is to be ONE mailbox kiosk for the entire site as that is what is shown on the plan.

**Response: Two mail kiosks are proposed and on the plans. One is for the east side and the other is for the west side.**

25. Roads and blocks should be designed in accordance with Section 9.2.1 and 9.2.2. The applicant notes that this has been reviewed based upon the approved Master Plan associated with the rezoning. We defer to both staff and the Engineering reviewers to ensure that what is proposed is adequate.

**Response: Noted.**

26. There are several easements and features called out on the plan set that need to be labeled.

**Response: The easements have been labeled.**

27. Please consider plotting the clubhouse as a separate and individual lot.

**Response: A separate lot is now proposed for the recreation center.**

Phasing Plan

28. Clearly denote the number of houses per phase, the amount of open space per phase, as well as parking to be provided in each phase.



**Response: Response: A table has been added to the phasing plan C2-7.**

29. The plan phases are 1, 1B, and 2. It is suggested that Phase 1 be labeled 1A and 1B, or simply rename all Phases 1, 2, and 3.

**Response: The plan now shows Phases 1a, 1b and 2.**

30. Recommend that the plans be revised to reflect different shading or hatching on each of the different phases.

**Response: The phasing has been added to each of the sheets. The hatching is only on the phasing sheet since there's other hatching required on some of the other sheets.**

#### **Utility, Erosion Control, and Grading Plan Sheets**

31. Where trees are slated for preservation, Critical Root Zones as well as Tree Protection Fencing shall be shown on ALL utility and grading plan sheets.

**Response: The TPF is now shown on the utility and grading plan sheets.**

32. Please ensure that all easements called out on the Site Plan Sheet markup sheets have been addressed and labeled accordingly.

**Response: The easements have been labeled.**

33. It is recommended that the Open Space Plan be revised and/or an additional sheet added to the plan to clarify and provide consistency with the other plan sheets:

- a. Open spaces on Site Plan do not match Open Spaces shown on Open Space Plan:
  - i) Open Space #1 on the Site Plan is not labeled but may be part of Open Space #6 on the Open Space Plan
  - ii) Open Space #2 on the Site Plan is Open Space #7 on the Open Space Plan
  - iii) Open Space #3 on the Site Plan is incorporated into Open Space #6 on the Open Space Plan
  - iv) Open Space #4 on the Site Plan is Open Space #5 on the Open Space Plan
  - v) Open Space #5 on the Site Plan is not labeled on the Open Space Plan
  - vi) Open Space #6 on the Site Plan is Open Space #4 on the Site Plan
  - vii) Open Space #7 on the Site Plan is not labeled on the Open Space Plan
  - viii) Open Space #8 on the Site Plan is Open Space #1 on the Open Space Plan
  - ix) Open Space #9 on the Site Plan may be part of the Open Space #3 on the Open Space Plan
  - x) Open Space #10 on the Site Plan is Open Space #2 on the Open Space Plan
- b. The applicant shall clearly indicate the limits of each Open Space area either by color or hatching and the associated acreage. It is also recommended that a TOTAL line be added to the Open Space Breakdown table to show the total acreage of each open space.



**Response: The Open Space numbers have been adjusted to correlate with the numbers found on the site plan. Additional sub-sections have been added to designate active open space areas; 1B, 1C etc. For further clarity, open space areas are also shown with colors that correspond to an associated table. Open space has been broken down by zoning district.**

34. The Open Space plan(s) shall demonstrate compliance with the requirements of the following subsections in Section 6.2.1.
- a. Subsections D.1. and D.1.b., E. and F., in terms of the open sizes and types.
  - b. Subsections G., design standards:
    - i. Subsection G.5. Please label the location of public seating
    - ii. Subsection G.6. Please label the location of receptacles
  - c. Subsection G8. indicates that a maximum of 20% of the required passive open space may be environmentally sensitive areas. There is approximately 4 acres of environmentally sensitive natural resource area that crosses Street E (runs parallel to Redford Place Drive) that does not appear to be accounted for in the Open Space table. The plans should be revised accordingly.

**Response: Open space sizes and types are now listed. The locations of public seating and trash receptacles are shown. The acreage of environmentally-sensitive areas included in open space calculations is shown on the plan, and does not exceed 20% for either zoning district.**

35. The applicant shall revise the plans to demonstrate compliance with the requirements of LDO Section 3.1.B which requires 40% open space be provided. Further, the plans should be revised to show the required open space as a conservation easement.

**Response: The open space plans have been updated to show this requirement.**

36. As mentioned previously, the RM cluster requires 12% open space. Calculations shall be updated accordingly. It is still unclear if the RM Cluster is meeting this requirement. Please break out the PROVIDED OPEN SPACE calculations by zoning district to confirm compliance.

**Response: Calculations have been updated on the Open Space plan.**

37. In accordance with Subsection G.12., Greenways and walking trails are considered passive open space. However, the plans show this area as active open space. While the exercise facilities (aka, fitness stations) may count as active recreation areas, the plans should be revised accordingly.

**Response: The plans and calculations have been revised to show the greenways as passive open space and the fitness stations have been removed since they don't provide enough area for active open space.**

38. For Active Open Space areas, designate what type of Open Space opportunities will be provided and any specific programming identified. Refer to Table 6.2.1.3 for clarification. (ie. Pocket park, dog park, playground, etc.)

**Response: Open space types and associated programming elements have been provided.**

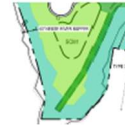
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The applicant has noted an easement will be placed at the end of this trail for future connection. Please label the easement and its width.

**Response: The easement has been extended to the property line and the Easement width labeled.**



### **Landscape Plan**

39. Please include buffer plant quantities with the next submittal. Note the plant diversity requirements within LDO Section 6.2.4.7. Oak Trees are being shown as making up well over 50% of the plants proposed.

**Response: Buffer plant quantities are now shown. Oak species have been switched out for other species, and now represent less than 50% of total tree species.**

40. Areas of existing vegetation which are to be preserved shall be indicated on the plans. All areas shall be clearly marked with tree protection fencing, fencing details, and critical root zones should be added to the plans.

**Response: A tree protection plan is included as part of this submittal.**

41. Landscape plans or Preservations plan (as required by 6.2.4.2.A.10) shall demonstrate compliance with the preservation standards of LDO Section 6.2.4.5.B. Calculations of the required 10% shall be included on the plans.

**Response: See tree protection plan.**

### **Additional Comments and Requirements**

42. A Lighting Plan, prepared in accordance with Section 6.6 shall be submitted. Proposed location of lighting standards shall be included on the site plan and any necessary easements shall be indicated.

**Response: The lighting plan is now included at the end of the set.**

43. Light pole locations should be shown on the Site Plan as well as Landscape Plan sheets.

**Response: The locations are shown on the site, utility and landscape plans.**

44. There is a symbol labeled on the markup that is typically used for light poles. Is that meant to be there?

**Response: No, this is a pipe linetype that is marking an existing storm pipe.**


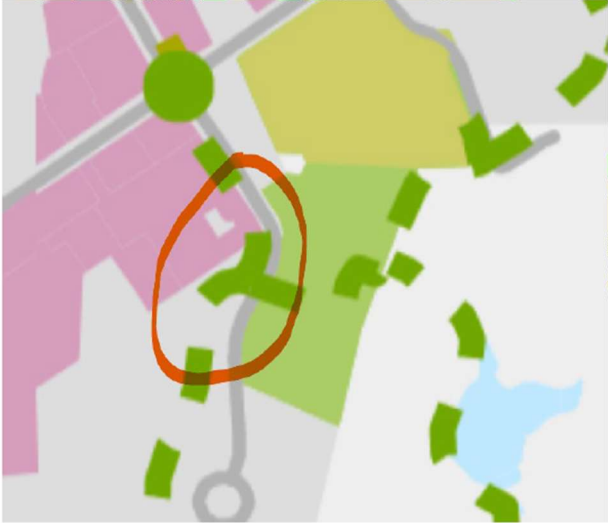
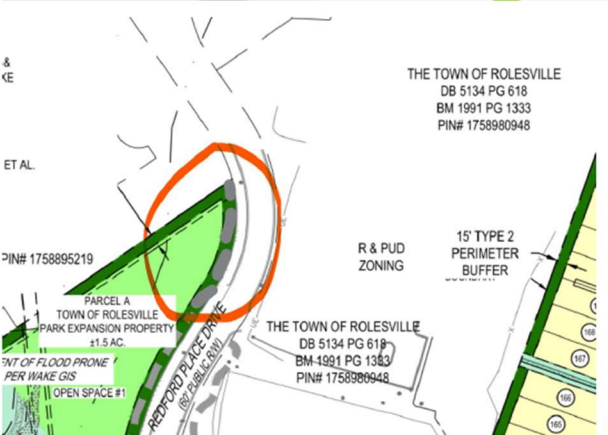
45. Details of Typical Fitness Stations should be provided.



**Response:** Since the greenways don't count as active open space, the fitness stations aren't feasible and have been removed.

## Parks and Recreation

1. The Town would prefer the Greenway to be as close to the sidepath on Street H as possible. As shown currently on the concept plan, greenway users will have to cross the street twice to get onto the sidepath and ideally there is only one road crossing. Please revise the greenway that runs along the north side of the pond towards Long Melford Drive to align with the sidepath on Street H. It does look like there is a structure there (see Green highlighter circle below), is there any way to route the Greenway around this?

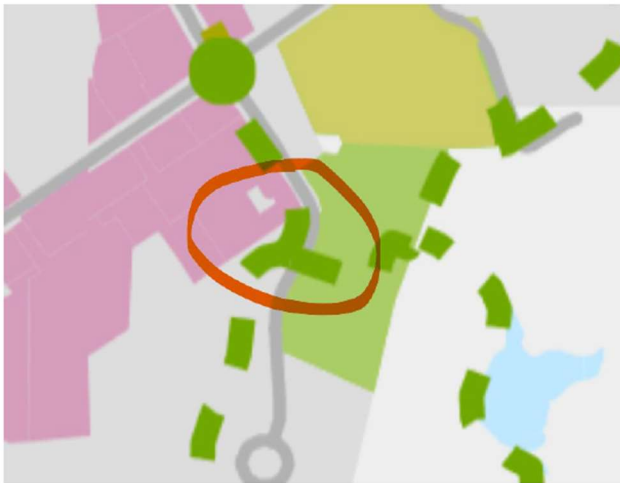
2.    **ow this.**  
sidepath continues north on this property continuing along Redford Place Drive

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**Response: The greenway has been extended to end at the end of the town park property.**

3. The town's Greenway Plan shows the greenway on the west side of Redford Place Drive going through the property and connecting to Redford Place Drive. Please review to show this greenway continuing to the road. The Town does not want a greenway to stub at to the future park property, but continue to the road.



**Response: The greenway has been realigned to route around the existing wetland to the street.**

### CID 23-06, 1<sup>st</sup> Submittal - Engineering Response to Comments

Sheet C0-0

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1. Will there be plans to include enlarged demolition plan sheets similar to what was shown in the PSP-23-02 submittal? If so, please update the sheet list and add sheets accordingly. If not, additional detail will need to be added to the overall sheet regarding demolition plans.

**Response: Yes, the enlarged demolition sheets are included.**

2. Please verify if the revisions and initial submittal dates located in the top right corner of the sheet are correct. This is the first CID submittal, yet a revision is being shown.

**Response: The border has been changed.**

3. A lighting plan will be required as part of this submittal per LDO Section 6.6F.

**Response: The lighting plan is included.**

#### Sheet 1/4

4. Please ensure all easements are labeled. This comment applies to all subsequent missing easement labels.

**Response: Existing easements have been labelled.**

5. Provide a label for the Right of Way for Redford Place Drive. This comment applies to all applicable sheets.

**Response: Right-of-way labelled.**

6. Existing conditions sheets should include the following information: metes and bounds of the property boundary, site size, information about the site and adjacent properties (PIN, owner information, Register of Deeds book-page number).

**Response: Requested information has been added to the plan.**

7. Please ensure all linework is labeled and/or shown in the key.
  - a. There appears to be linework for a dirt road that is not labeled. Please label this linework on all sheets on which it is shown.
  - b. The centerline of the stream should be labeled on all applicable sheets.

**Response: Dirt road and centerline of the stream has been labelled.**

8. Verify if Long Melford Dr. extends onto the property. If it does, please show existing conditions including road name and Right of Way.



**Response: Existing conditions updated to show Long Melford Drive extending onto the property.**

9. Verify the North arrow is consistent and pointing in the correct direction throughout the entire plan set.

**Response: North arrow updated where needed.**

Sheet 2/4

10. There is a dark unreadable symbol labeling a structure, please adjust text or linework so it can clearly be identified. Please fix on subsequent sheets where structure is present as well.

**Response: Symbol revised to be legible.**

Sheet 4/4

11. A thick dashed line is shown by existing sanitary manhole #13329 to manhole #13372. Verify if this is the correct line type/thickness.

**Response: Linetype modified.**

Sheet C1-4

12. There are multiple places throughout these plans where the text is overlapping, cut off, or difficult to read. Please adjust all applicable labels to ensure the plans are easily understandable and can be read in the field. This applies to all sheets.

**Response: The overlapping text has been revised.**

13. Confirm why there are some wetlands shown in a different color. Please consider changing to match the other wetlands. If these wetlands are to be removed please note that on the plans.

**Response: The wetlands to be removed have been noted on the plans and frozen on the proposed sheets.**

Sheet C2-0

14. Please ensure the owner, Register of Deeds book and page number, and pin number is shown for all adjacent properties. This information should be shown on all site plan sheets.

**Response: This information is on the top left corner of this sheet.**

15. There are a few streets (such as Alley 2 and 3) that do not match the street sections provided. The street sections and/or street dimensions should be updated to reflect the intended design.

**Response: The typical section has been revised.**



16. The private and public alley cross-sections appear to be the same, is this the intent? If not, please update the cross-sections as needed.

**Response: The cross section for the public alley has been corrected.**

17. The private and public alley cross-sections indicate a 20' Right of Way, however the dimensions do not add up to that. Please adjust profiles or update Right of Way dimensions to accurately reflect the intent.

**Response: The cross section for the public alley has been corrected to be a 24' public R/W.**

18. Long Melford Drive needs to be dimensioned as a collector road (60' ROW with 35' back to back) for continuity of the collector roadway. Please verify dimensions shown on the plans are correct.

**Response: Long Melford is only a collector road to street B and then it is a residential street to the south of this intersection. The dimensions are verified.**

19. All Right of Ways and existing road linework connecting into the site should be shown and labeled so it's clear how those connections are being addressed. This comment applies to all sheets.

**Response: The existing R/W is shown and labeled for Redford Place and Long Melford Drives.**

20. There appears to be multiple lines along the same path representing sanitary sewer easements. Please confirm the intent of the sanitary sewer easement running through the site. If the intent is to update the easement, this should be clearly noted in the demolition plans and the updated easement clearly shown throughout the site.

**Response: Some of the sewer easements do not encompass the sewer line and are proposed to be revised. This has been labeled on the existing conditions plan.**

21. There are several dimension arrows and leaders throughout the plans that are not pointing to the correct location. Please correct and ensure all dimension arrows are accurately shown.

**Response: This has been corrected.**

22. Please display and label the location of the existing pond to the southeast of the site.

**Response: The existing pond was added to the submittal but we didn't realize there was more than one. The other pond is now shown.**



23. Thank you for showing the future connection to Irina Drive on the south side of the site. Please show the existing ROW for reference.

**Response: The R/W is now shown**

Sheet C2-1

24. Please include the bearings and distance information for all streets, in addition to the curve radii. This applies to all site plan sheets.

**Response: The line and curve table for the proposed streets are shown on C2-0 and there is a label that states where to find that information.**

25. Please ensure storm drainage easements are clearly labeled and indicated as being either public or private easements.

**Response: These have been updated.**

26. Right of Ways should be labeled as public or private. This applies to all sheets.

**Response: All streets are public and the only private alleys have labels to show they are "private." The typical section also shows this.**

27. Please include signing and striping information for the entire site.

**Response: A signage and striping plan has been provided. See C2-8.**

28. There are wetlands shown on the plans that appear to be located in areas where construction is to occur. If these wetlands are to be removed, please ensure that it is noted on the demolition plans and that these wetlands are removed from the proposed plan sheets to avoid any confusion. This comment applies to all applicable sheets.

**Response: The wetlands have been moved to a demo layer and are frozen on the site plan sheets.**

29. Both ends of the greenway to the western side of the site are currently ending abruptly and not connecting into anything. Are there plans for a future connection so as not to have a dead end? Please specify what the intent of this greenway is. This comment applies to Sheet C2-2 and Sheet C2-4.

**Response: The greenway is a requirement for Rolesville. The northern end is now extended to Redford Place drive.**

30. There are multiple notes indicating that alignments will be confirmed/determined during construction drawing review. As this is the construction drawing submittal, these alignments will need to be determined and shown on the plans. Easements will be needed around public greenways.

**Response: These notes have been removed.**



31. Please verify if fire will require access to Alley 3. If so, a 28' minimum radius is required. Wake County Fire to provide final approval.

**Response: Per conversation with Brittany Hocutt with Wake County Fire, the 23' radius at the entrance of both Alley 2 and Alley 3 will be sufficient.**

32. The existing walk along Redford Place Drive is not shown. Please show this walk so it can clearly be seen how the proposed walk will tie into existing.

**Response: This walk is now shown and the existing sidewalk to be removed/replaced is shown on the demolition plans since a 10' MUP is required.**

33. The greenway to the north of Street C is not fully connecting into the proposed sidewalk.  
Please  
adjust linework to have the paths connect into each other.

**Response: This has been revised.**

#### Sheet C2-3

34. Please ensure all wall access easements are labeled.

**Response: They have been labeled.**

#### Sheet C2-4

35. Specify the material to be used for the sidewalk.

**Response: The material is been added to the label.**

36. Verify radii dimensions at the intersection of Alley 2 and Redford Place Drive.

**Response: Per conversation with Brittany Houcutt with Wake County Fire, 23' radius is acceptable for these entrances.**

#### Sheet C2-5

37. Include dimensions for the length of the parking stalls by Alley 4.

**Response: Dimensions for the parking stalls have been added for this parking lot.**

38. The centerline of the existing roadway that Long Melford Drive is connecting into does not line up with the proposed linework. Please clarify how this connection will be handled.

**Response: The connection has been revised to line up with the existing B-B of the road.**

39. There is no existing sidewalk on the east side of long Melford Drive where it is proposed to connect on the south side of the property. Consider ending the sidewalk sooner and providing a  
pedestrian ramp to cross for a continuous path.

**Response: The sidewalk is proposed to terminate early and a ramp added.**

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#### Sheet C3-1

40. The location of one of the structures along Street D does not match the structure location shown on the grading plan. Update the sheets to remain consistent.

**Response: The sheets have been updated.**

41. The existing cleanouts should be abandoned in place if not being used for this development; the City of Raleigh will provide final approval for the sewer.

**Response: A note has been added to state this.**

42. A few storm pipes, particularly the pond outfalls, are not being shown on the utility sheets. To maintain consistency please show these pipes.

**Response: They are now shown.**

#### Sheet C3-2

43. All utilities and storm networks are required to meet minimum horizontal separation requirements. Per the COR Public Utilities Handbook, a minimum horizontal separation of 10' is required between water and sewer and 5' is required from storm sewer. Please update plans to meet minimum requirements.

**Response: We have updated the utility with the minimum separations where possible, but when they are less than the 10' or min. 5', the vertical separation has been met.**

44. Work with the City of Raleigh on the location of the retaining wall adjacent to the sanitary Sewer easement.

**Response: Will do. The retaining wall and easement are outside of the sewer easement currently.**

#### Sheet C3-5

45. The storm easement going around the SCM 2 outfall pipe is encroaching on the Neuse River Buffer. Please confirm if the intent was to disturb the buffer in this area. If so, make sure all required permits are submitted.

**Response: The easement has been revised.**

#### Sheet C3-6

46. Please verify the location of DI-411 and ensure that it will not interfere with the wall. The



Location on the sheets does not appear to be consistent between the utility and grading plans. In addition, due to its close proximity to the wall, it will need to be accounted for in the wall design.

**Response: The inlet has been moved away from the wall.**

47. The walls for the culvert by SMH-42 are crossing into the sanitary sewer easement. Adjustments

will need to be made to keep the easement clear of any walls.

**Response: The walls for the culvert are no longer encroaching into the SS easement.**

48. There are services along Long Melford Drive that are crossing over storm structure CB-409A. Please update the plans so any conflicts are avoided.

**Response: The services have been adjusted.**

#### Sheet C4-1

49. To provide clarity as to where the water is draining, additional contour labels should be added, particularly at high and low points. This comment applies to both proposed and existing contours on all sheets that have contours shown.

**Response: Additional labels are shown.**

50. Ensure all storm structures and pipes are labeled on the grading sheets. Pipe labels should include both size and material type.

**Response: There is a pipe and structure table on C4-6 and C4-7. The pipe labels on the sheets make the grading and drainage sheets too busy and hard to read.**

51. All proposed contours should tie into existing contours.

**Response: The contours are tying into the existing now.**

52. Please include wall design information. If the wall is to be designed by others a note should be added to indicate this.

**Response: "Design by Others" is now shown on the plans.**

53. A proposed drainage easement is required on swales crossing more than two lots. There are multiple locations where drainage easements need to be added due to swales crossings multiple lots.

**Response: Easements are now proposed.**

54. The Street D label is limiting visibility of the storm in that area, it is recommended that the text gets moved up or adjusted to increase visibility of the storm network.

**Response: The text has been moved up.**

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55. Please review the angle of the pipes within the storm system and the direction of flow. Redirecting flow less than 90 degrees is not ideal.

**Response: The cross pipe angles have been revised where possible.**

56. Culvert design at all culverts needs to be shown with the plans/storm analysis. Design calculations are required for the 25-year storm for all culverts and HGLs need to be contained within the pipes.

**Response: Culvert designs have been completed and the plans and calcs have been revised.**

57. There are several areas where construction is planned, yet the existing treeline is not shown as to be removed. Please update the demolition plan as needed to show items to be removed. Future sheets showing the proposed conditions should not include the treelines that are to be removed, while existing condition sheets should show all existing conditions (including the treeline).

**Response: The treeline to be removed has been identified and the listed on the existing conditions.**

58. The City of Raleigh has specific grading requirements within their sanitary sewer easements For access. Please review and revise accordingly.

**Response: The sewer easements have already been graded to be flatter than the maximum 3:1.**

59. Any contours at high or low points should be labeled. There are multiple areas where there appears to be the possibility of artificial low points being created without a drainage inlet to collect from those points. Please ensure grading and storm structure placement allows for proper drainage so water doesn't pool up.

**Response: The contours have been labeled and the grading has been revised and inlets proposed at low points.**

60. There appears to be an existing storm culvert east of lot 195. Please verify what elevation this culvert is set at. Will the proposed contours be able to get down to the invert elevation?

**Response: A storm structure has been added to the allow for fill in the upstream section so the structure can remain. The outlet area is not proposed to be filled and can remain as a pipe outlet.**

61. Confirm the intent for drainage at the low point of the retaining wall at Lot 204.

**Response: A wall drain has been added here.**

62. The slope of the proposed grade by FES-303 appears to be fairly steep. If possible, proposed grade should be sloped at a maximum of 3:1.

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**Response: The grading has been revised here.**

63. Please verify that the contours south of DI-316A are correct. They appear to be very close together in some areas and aren't tying into the existing surface.

**Response: The grading has been revised here.**

64. The ponds all appear to have multiple FES's with the same name. Please update so all Structures have unique names.

**Response: The FES numbers have been changed.**

Sheet C4-2

65. The existing storm linetype along Redford Place Drive appears to match that of the Construction limits. Consider altering one of the line types to easily distinguish between the two.

**Response: The existing storm linetype has been modified.**

66. There is gray thick linework by FES 302, clarify the purpose of this.

**Response: This is a bridgemat that should only be on the erosion control sheets. This has been removed from the grading sheets.**

67. The existing storm shown along Redford Place Drive appears to end in the middle of the proposed sidewalk linework where Street E connects into Redford Place Drive. Please clarify if there is an existing structure or FES there. If so, please indicate how this will be handled so as not to interfere with the proposed walk.

**Response: There is a junction box proposed at this existing outfall and a bypass pipe proposed to outlet to the existing stream instead.**

68. Confirm the intent for drainage at the low point of the retaining wall located by the sanitary sewer easement.

**Response: An inlet has been added to drain the wall.**

69. The bottom of wall labels for the retaining wall located by the sanitary sewer easement are appearing as question marks.

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**Response: This has been corrected.**

Sheet C4-3

70. There are two storm structures labeled CB-316A and DI-316A. It is recommended that the names get adjusted to have unique numbers to avoid any confusion.

**Response: The names have been changed to unique numbers.**

Sheet C4-4

71. Slopes by the southeast portion of Street F appear to be fairly steep. Where possible, proposed grade should be graded at a maximum of 3:1.

**Response: This area has been revised.**

72. The storm easement going around the SCM 1 outfall pipe, as well as the outlet pipe itself, are encroaching on the Neuse River Buffer. Please confirm if the intent was to disturb the buffer in this area. If so, make sure all required permits are submitted.

**Response: This area is proposed to be impacted and permitted with NCDEQ.**

Sheet C4-5

73. It is hard to tell what the contours look like at the intersection of Alley 4 and Long Melford Drive. Please adjust the DI-212A label so that grading can be clearly understood. If necessary, add contour labels.

**Response: The label has been adjusted.**

74. A 10' minimum access around SCM 2 should be provided for maintenance. An access easement must also be connected to a public Right of Way in order for maintenance vehicles to have full access to the pond. This is a repeat comment.

**Response: The access and the connection to public R/W was provided and labeled previously.**

75. Confirm the intent for drainage at the low point of the retaining wall located by Lot 128.

**Response: A wall drain has been added to this location.**

76. Grading by CB-220A is extremely steep. It is recommended that the grade not exceed 3:1.



**Response: This has been revised.**

Sheet C4-6

77. The FES-C1 label should be adjusted so the edge of the proposed wall can be seen.

**Response: This has been moved.**

78. There is thick gray linework by FES-C1. Please clarify the purpose of this and label on plans.

**Response: This is proposed to be a bridgemat for the erosion control plans and is frozen now.**

79. Additional top and bottom of wall elevations are needed at the walls by FES-C1 and FES-C2.

**Response: These have been added.**

80. FES-C2 appears to be located in the proposed greenway. Please confirm intend and adjust plans as needed.

**Response: This has been revised.**

Sheet C5-0

81. There appear to be some labels on the sheets that don't apply to what is being shown. Please update or remove any labels that don't apply to what is shown on the erosion control plans.

**Response: The irrelevant labels have been removed.**

Sheet C5-1

82. There is a road specified as "to be removed" on the northwest side of this plan sheet. This road extends onto adjacent properties- how will this removal be handled? Will a temporary construction easement be needed to remove the road?

**Response: The gravel road is only to be removed on the property and no temporary construction easement is proposed.**

83. There are several storm pipes and structures that are shown as being put in during Phase 1, however they aren't draining to any basins, are missing connecting structures, and are missing inlet protection measures. Is the intent for these to be built during Phase 2? Please clarify and update the plans as needed.

**Response: These pipes should not show up on the initial EC plan and have been removed.**

84. Please include sizing information for all proposed rip rap.

**Response: This information is shown on the storm table.**

85. There are several points along the silt fence where water will flow towards that don't have silt

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fence outlets. Please include silt fence outlets at appropriate points along the silt fence to ensure erosion control measures will work as intended.

**Response: Silt fence outlets have been added.**

86. TD#11 starts outside of the construction limits and is shown going through the proposed silt fence. Please adjust construction limits and/or silt fence and diversion ditch to ensure stormwater management works as intended.

**Response: This has been revised.**

87. Please update RB #3 so that it ties into the existing surface. Contours should be labeled so the basin elevations can be easily understood.

**Response: SB#3 has been revised.**

#### Sheet C5-2

88. There are check dams shown along the diversion ditch to the west on this page. Please ensure check dams are to be placed at proper intervals along all diversion ditches.

**Response: The check dams are being placed at 2' vertical separation and the number per ditch is shown on the table on C5-0.**

#### Sheet C5-3

89. Please update RB #4 so all sides tie into the existing surface. Contours should be labeled so the basin elevations can be easily understood.

**Response: SB#4 has been revised.**

#### Sheet C5-4

90. There is a rectangular white box on the middle left side of the plan sheet that seems to be covering up the proposed linework.

**Response: The text mask has been adjusted to remove the white box.**

91. RB #1 contours should be shown connecting into existing grade. The contours should also be labeled.

**Response: SB#1 has been revised.**

92. Please provide a construction entrance for access to the west side of Reford Place Drive.

**Response: This has been added.**

93. There is currently silt fence shown going through the construction entrance on the east side of Redford Place Drive. The silt fence should be adjusted so trucks/equipment can access the site through the construction entrance.



**Response:**

94. Please confirm minimum requirements for the construction entrance are being met. As per the detail provided, minimum width is 25' and minimum length is 50'.

**Response: The entrances have been drawn to scale.**

Sheet C5-5

95. Will any measures be taken to prevent sediment from getting onto existing Redford Place Drive at the points where there will be no silt fence?

**Response: Silt fence has been added along the existing sidewalk**

96. Some of the slopes on the west side of RB #2 appear to be very steep. It is recommended to keep grades less than 3:1.

**Response: The grades have been revised.**

Sheet C5-8

97. Sanitary sewer does not appear to be showing, yet the sanitary services are shown. If the Sanitary sewer is to be put in along with the other pipes, please ensure that it is shown on the Phase 2 erosion control plans.

**Response: The sewer is now shown on the EC final sheets**

98. There are multiple areas where there is overlapping linework. Multiple proposed contours are shown overlapping in the same location, basins are shown over proposed ponds, and diversion ditches are being shown despite inlets being added in. Please clean up all the linework to only show what is being proposed during Phase 2 of erosion control.

**Response: This sheet has been revised.**

99. Inlet protection should be provided around all inlets.

**Response: This has been updated.**

100. There are unlabeled orange dashed lines that are shown on these plans. Please label them or remove them if they are existing conditions to be removed.

**Response: These have been removed.**

101. Is the road intended to be built during this phase? The proposed grade is not currently being shown along portions of Long Melford Drive.



**Response: The proposed grading is now shown.**

102. There is silt fence running through a structure northeast of SCM 3.

**Response: This has been revised.**

Sheet C5-9

103. The silt fence by the wall on the bottom right of the page appears to be right up against the wall. Verify if there is enough space to construct the wall given the silt fence location.

**Response: The silt fence has been moved.**

Sheet C5-11

104. The walk at the southwest corner of the site is extending past the silt fence. Please confirm if the silt fence is in its intended location.

**Response: The greenway and silt fence in this area has been adjusted.**

105. There is a proposed waterline connection that extends through Redford Place Drive, however construction limits and erosion control measures don't seem to take into account this connection. Please update the erosion control plan to indicate how this connection will be handled.

**Response: The limits have been adjusted.**

106. Due to all the construction going on around and through Redford Place Drive, please indicate how traffic along this road will be handled.

**Response: The traffic control details have been added to direct the contractor to abide by NCDOT standards.**

107. There are some inlet protection devices that are not currently shown around inlets. Please remove or adjust to make sure all inlets have inlet protection.

**Response: These have been adjusted.**

108. The proposed grade towards the south is going past the silt fence. Please adjust silt fence boundaries as needed.

**Response: The limits have been adjusted.**

Sheet C6-0

109. Please label water connections and gate valves in the profile plan views as well as any bends.

**Response: The utility labels have been added to the profile plan views.**

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110. The dirt road to be removed appears to be showing on profile plan views. If this is to be removed, please don't include it in the plan view so as not to add any confusion and to make plans easier to read.

**Response: This has been removed**

111. There are lines coming up from the proposed waterline on the profile view that are not labeled. Please specify what these are representing and either add a label or remove if they are not intentional.

**Response: These lines have been labeled.**

112. The waterline connection to Long Melford Drive appears to be located to the right of SMH-20, however on the profile it is shown at the same location as the manhole. Please verify that the waterline is correctly shown on the profile and update as needed.

**Response: The connection is now shown to the right of the MH.**

113. Please verify minimum separation between pipes is provided at all pipe crossings. There are several locations where pipes do not appear to meet separation requirements. The minimum separation should be shown and labeled on the profile view. If a concrete cradle is required, please ensure that it is clearly shown and labeled.

**Response: The separations have been labeled.**

114. The profile view seems to indicate a consistent slope for the majority of Street A, however the plan view seems to indicate that from approximately sta. 14+00 onward the slope does not stay consistent. Please verify the proposed grade matches between plan and profile views.

**Response: This has been revised.**

115. Please label the waterline size and material type. This applies to all profiles that are not already labeled.

**Response: This has been labeled.**

116. A minimum cover of 24" is required for storm. Please adjust storm as needed to meet minimum requirements.

**Response: This has been updated.**

117. The profile shows the waterline ending in a blow-off assembly, however the plan view shows a fire hydrant. Please update plans to show what is intended to be used.

**Response:**

118. Please label vertical bends on all profiles.

**Response: vertical bends have been labeled.**



#### Sheet C6-1

119. Please show the grade of the existing road that is being connected into.

**Response: Existing grade now shown in profile.**

120. Waterline connections need to line up across profiles. Please ensure that the elevations at tees and crosses remain consistent between profiles.

**Response: These have been revised.**

#### Sheet C6-2

121. SMH-34 appears to be located above the proposed grade. Please adjust the rim elevation to be level with the road.

**Response: The grades at the culdesac are slightly different than the profile grades especially when the utility doesn't fall directly on the centerline which is why the MH is slightly higher in this location.**

122. CB-201 and the connecting storm are currently located well above the proposed grade. Please adjust the storm design to ensure enough cover is provided and the catch basin rim is located on grade.

**Response: These have been adjusted.**

123. The waterline around sta. 11+50 appears to overlap back over itself. Is this the intent? Consider adjusting the bend to be vertical so there is no backtracking. This happens in other places throughout the profiles as well, please adjust all waterlines as needed.

**Response: The waterline has been updated.**

#### Sheet C6-3

124. Please verify that the waterline extends as long as is shown in the profile. Based on the plan view it appears to end in a hydrant earlier than what is shown in the profile.

**Response: The waterline does extend and end at a hydrant. The plan has been updated to reflect this.**

#### Sheet C6-4

125. Please include SMH-50 in the profile view.

**Response: MH 50 is now shown.**



#### Sheet C6-5

126. Please show the sanitary sewer crossing around station 11+00 in the profile view and label minimum separation requirements.

**Response: The sewer is now shown in the profile.**

127. The sanitary sewer between EX SMH-40413 and EX SMH-20596 should be shown in the profile view.

**Response: These are now shown in the profile view.**

#### Sheet C6-6

128. Confirm if the water line extends all the way to sta. 10+00. Based on the plan view it appears to stop slightly before it reaches that point.

**Response: The waterline has been updated.**

129. Storm should be designed to meet minimum slope requirements of 0.5%.

**Response: This has been updated.**

130. There is a circle around station 14+50 that is not clearly labeled. Please label and adjust as needed.

**Response: This is for a tee that has been removed.**

131. All sanitary sewer needs to meet minimum requirements. Per COR Public Utilities Handbook, min. grade for 8" sanitary sewer pipe is 0.5%.

**Response: The minimum grade has now been met.**

132. There are several structures that have their rims set above grade. Please adjust structures as necessary.

**Response: The grades at the culdesac are slightly different than the profile grades but the rims have been modified.**

#### Sheet C6-7

133. Please extend the proposed grade in the profile view up to SMH-46.

**Response: The profile view has been extended.**

#### Sheet C6-8

134. Please update the station labels for the storm structures so they aren't showing question marks.

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**Response: The labels have been updated.**

Sheet C6-9

135. Please show and label the existing waterline that is being connected into on both the plan and profile.

**Response: The waterline to the existing main on Long Melford is now shown.**

136. Please label the circle on the waterline profile slightly after sta. 13+00.

**Response: The circle has been labeled.**

137. Around station 13+50 the waterline is shown to bend, however there is no crossing in this location. Is this bend intended to be located slightly further down where the storm crosses water and sewer? If so, please adjust.

**Response: This has been revised.**

Sheet C6-10

138. All structures along the road profile should be labeled in both plan and profile views.

**Response: The structures have been labeled.**

139. There is some linework on the waterline around sta. 18+70 that is shown on the profile view but not the plan view. This should be removed or adjusted to reflect what is shown in the plan.

**Response: This has been revised in the profile.**

140. The title block is showing lots of numbers and symbols rather than the expected text. This should be updated to show the intended information.

**Response: This has been updated.**

Sheet C6-13

141. Please ensure the blowoff assembly is shown and labeled on both plan and profile.

**Response: This is now shown on both plan and profile.**

Sheet C6-14

142. Ensure stationing is shown on the plan view so it's easy to understand the location the profile view is referencing.



**Response: Stationing is showing up in plan view.**

Sheet C6-15

143. There are multiple structures where the rims appear to be located below grade. Please ensure all rims are set at the proper elevation.

**Response: This has been revised.**

Sheet C6-18

144. There are some labels that seem to indicate that the greenway access easement is 10' wide rather than 20'. Please update or reword text so it is clear that the easement is 20' wide.

**Response: This has been reworded.**

145. Greenway design will need to comply with ADA requirements. Sections with slopes steeper than 5% will be treated as ramps and need to meet ramp requirements (handrails, landing requirements, etc.).

**Response: The greenway design complies with the ANSI code for bicycle and shared facilities which allows for a max 8.33 for 200'.**

Sheet C6-20

146. There are two parallel stationing labels shown on the plan view, making it hard to understand what the profile view stationing is referencing. Please only show the stationing that corresponds with the profile.

**Response: This profile has been removed.**

147. If the intent of this profile is to show the greenway, the profile needs to be adjusted. The greenway is not currently being shown and all that can be seen is the existing grade.

**Response: This profile has been removed.**

Sheet C6-21

148. Stationing labels should be shown on the plan view so it's easy to understand the locations the profile is referencing.

**Response: This profile has been removed.**

149. It is unclear what this profile is showing. If the intent is to show the greenway, then the greenway needs to be shown and clearly labeled in the plan view. The profile view also needs to be clearly labeled to show pertinent information, such as labeling proposed/existing grades and showing slopes.

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**Response: This profile has been removed.**

Sheet C7-0

150. Please show and label SCM-related items such as the maintenance and access easement and rip rap.

**Response: The linework is now showing.**

151. The 10' maintenance access should continue around the entire pond so vehicles have easy access.

**Response: The maintenance is only needed to the top of dam and can be accessed to the normal pool (upper shelf) which can provide access around the entire pond.**

152. The rim elevation of the riser structure does not match what is shown in the detail on this sheet. Elevations should be consistent throughout the plans. This comment applies to C7-1 as well.

**Response: This has been revised.**

153. All ponds should be designed to meet the 1' minimum freeboard requirement for the 100-yr design storm.

**Response: The riser and of spillways have been revised to meet this requirement.**

154. Please include information showing what elevation FES-200 is coming in at.

**Response: This has been added.**

155. The invert out elevation in the profile should match what is shown in the details.

**Response: The invert now matches.**

156. Maximum slope for concrete pipes per COR Stormwater Design Manual is 12%.

**Response: The pipe slopes have been revised.**

157. The profile shown on this sheet is for SCM 1, please update to show SCM 4 profile.

**Response: This has been revised to reflect SCM4.**

158. Active open space is overlapping the existing wetland northeast of Lot 26. Please verify if This shading is correct and adjust as needed.

**Response: The shading has been adjusted.**

159. Active open hatching by SCM 1 appears to match with the previous pond design. Verify if hatch is correct.

**Response: This has been revised.**

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160. There should be no buffer at the greenway easement and sanitary sewer easement on the South side of the site by SCM 2.

**Response: This section of buffer has been removed.**

161. Please confirm there are no conflicts with trees and structures/pipes/walls and that trees Remain outside of storm and utility easements.

**Response: Trees have been shifted to avoid conflicts with structures and utility easements.**

162. Storm pipe and structures need to be shown on SCM drainage maps.

**Response: This has been revised. Structures have been added to drainage maps.**

163. There are multiple locations in the SCM drainage area maps where two separate drainage areas are shown despite them being labeled as going to the same storm structure. Please explain the intent of this and consider combing them into one drainage area for ease of understanding.

**Response: This has been resolved. Structures have been re-added to drainage maps and drainage areas have been combined.**

164. The drainage areas shown in the SCM drainage area maps don't seem to quite line up with the proposed contours. Please look into updating the drainage areas to ensure they are accurately representing where drainage will flow. A more thorough review can be done once contours are clearly labeled and storm structures shown.

**Response: The plans will not include full lot grading so the drainage areas will not match up until a separate grading plan is completed. The plan, once completed, will match the direction of flow that is shown on the SCM drainage area maps though or a note will be added to require the roof to drain to the front if no rear drainage is proposed.**

165. Please indicate how roof drainage will be collected. Will it be routed to structures? This information should be clearly conveyed and taken into consideration when drawing drainage areas.

**Response: The roof drainage will be routed to either the front or the rear yard drainage.**

166. Verify that larger pipes are not being routed into smaller storm pipes.

**Response: This has been verified.**

167. The 10-yr HGLs are required to stay within the storm pipes. Please verify that this requirement is met throughout the storm design.

**Response: This has been verified and is included in the calculations.**

168. Please include labels indicating the storm design on all storm HGL profile sheets. This includes rim and invert elevations for all structures as well as the material type, diameter, and slope for all the storm pipes.

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**Response: This has been included.**

169. HGL profile sheets should include all storm pipes and structures. There are several pipes and structures that have been left out of these profiles.

**Response: This is now included.**

170. The 25-year storm sewer analysis profile sheets appear to be copies of the 10-year analysis. Please verify that the correct profiles are shown so the design can be accurately understood.

**Response: This has been verified.**

171. Please label the corresponding SCMs in the SCM drainage maps.

**Response: This has been labeled.**

172. It is recommended that drainage areas not routing to the SCM shown in SCM drainage map are removed from the sheet to help reduce any confusion.

**Response: These have been revised to be bypass areas and are colored differently. The bypass areas are needed to be shown though, since they are included in the hydrograph report.**

173. Verify all structures are included in the inlet analysis sheets.

**Response: This has been verified.**

174. Some structures are being shown of having an inlet drainage area of "N/A" or 0 AC despite the contours seemingly indicating some drainage will still be going to them. Please verify the drainage areas are accurately represented in the analysis.

**Response: Drainage areas have been revised.**

175. CB-201A is being shown on the storm analysis profiles, however the plan sheets do not seem to include this structure. Please ensure proposed plans are accurately reflected in the calculations and profiles.

**Response: This structure has been added to the plan sheets.**

176. Please ensure naming of structures is consistent throughout the plans.

**Response: The structure naming is dynamic so they should be consistent.**

177. Some of the storm profiles show surfaces that don't quite seem to make sense, which in turn is causing some of the rim elevations to not seem appropriate. Please verify the proposed grade and structures are properly shown.

**Response: This has been verified.**

178. Please verify all the elevations and inverts are correct and match that shown in the plans.

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**Response: This has been verified.**

179. The Temporary Diversion Drainage Areas map has several drainage areas that don't seem to quite match the existing contours. Please ensure drainage areas are accurately representing the water that is draining to the basins/diversion ditches.

**Response: The map has been revised.**

180. Please ensure the drainage areas going to all diversion ditches and ponds are clearly shown and labeled. There are some diversion ditches that don't appear to have areas going to them and it is hard to distinguish between different pond areas on the map. All areas should be clearly shown and easily distinguishable.

**Response: The map has been revised.**

181. In the Temporary Diversion Drainage Areas map, the temporary diversion ditch numbering does not match what is shown on the table. There are also labels in some of the temporary diversion ditch drainage areas that do not match the numbering of the diversion ditches. Please make sure all labels are consistent so calculations can be followed and reviewed.

**Response: The map has been revised.**

182. Ensure permissible velocities for the temporary diversion ditches are met if established grass lining is being used (per NC's Erosion and Sediment Control Planning and Design Manual). If design velocity is greater than 2.0 ft/sec, a temporary lining may be required to stabilize the channel until vegetation is established.

**Response: The table has been revised to reflect the lining requirements for the higher velocities.**

183. The rip rap outlet protection design pages do not clearly indicate what they are corresponding to on the plans. Please add labels so the rip rap sizing can be easily followed and understood.

**Response: Rip rap sizing table has been added to the storm data table sheets. Rip rap sizing labelled with corresponding FES structure name.**

#### Stormwater Management Calculations

184. Please include the nitrogen calculations in the calculation packet.

**Response: This has been resolved. Calculations have been added into the calculation packet.**

185. Verify the table of contents is correct, it doesn't appear to correspond with what is provided.

**Response: This has been verified.**

186. The NOAA rainfall information is split between sheets and hard to read. Please correct sheets so they can be read and understood.

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**Response: This has been resolved.**

187. Ensure the pre-development drainage areas are accurate. There are fairly sizeable areas that don't appear to be draining where the drainage areas indicate. Please ensure any changes that happen to the pre-development map are also reflected in the post-development drainage area map.

**Response: The map has been revised to include a few smaller areas that drained offsite.**

188. The drainage areas shown on the post-development drainage area map that are being routed to the ponds don't match the drainage areas shown as part of the drainage inlet maps. The areas should accurately represent the proposed conditions and be consistent throughout all sheets/calculations.

**Response: The drainage area map has been updated to reflect the drainage inlet map and account for all areas going into the storm networks.**

189. Verify the overflow elevation in the SCM 1 pond design.

**Response: This has been verified.**

190. Per NCDEQ requirements, the forebay area should not be included in average depth calculations. Please update areas as needed and ensure average depth calculations are correct.

**Response: This has been updated.**

191. The anti-floatation sizing calculations for SCM 1 are shown as negative numbers, is this intended?

**Response: I'm not sure how this happened but the calculations have been revised.**

192. Per NCDEQ wet pond requirements, the forebay volume(s) needs to be 15-20% of the volume in the main pool. If multiple forebays are provided, their combined volumes should be used for this calculation. Please ensure all ponds are sized appropriately to meet this requirement.

**Response: This has been revised.**

193. Please verify that the SCM 4 forebay and main pool values in the pond volume design page are accurate. They don't appear to reflect current conditions.

**Response: These have been revised.**

194. In the Hydraflow report the combined post POA #3 hydrograph (line 17) appears to include the hydrograph describes as SCM 4 Route. Please confirm that all labels are correct and ensure SCM 4 data is not wrongly being accounted for in Post POA #3.

**Response: This has been revised.**

195. There does not appear to be a combined post POA #4 in the Hydraflow report. Please include this so POA-4 calculations can be reviewed.

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**Response: The post POA #4 is included as/with bypass #4 as SCM 4 will drain to POA #3.**

196. The pond design information shown in the Hydraflow report does not match what is shown in the pond detail sheets on the plans. Plans should be updated to match across plans and calculations.

**Response: This has been revised.**

**Comments from Karen Mallo & Liza Monroe - Planning & Zoning**

1. Provide a Written Response to All the comments; a mark-up response to mark-up comments is fine.

**Response: We will provide both.**

2. On Revised Plan set – please BUBBLE/CLOUD all revisions to clearly indicate revisions/changes.

**Response: We will bubble any layout revisions as the other revisions will make the plans too busy.**

3. Revise dates on the CID plan set – keep all dates for all revisions/submittals.

**Response: This has been revised.**

4. See four (4) PDF's crafted by WithersRavenel - \*\*\*Note that the Memo and Mark-ups are often about the same item, use/review them together:

- a. Written MEMO Comment document – this contains 46 numbered Comments.
- b. Part 1 of 3 Mark-ups – this contains 169 numbered entries/comments.
- c. Part 2 of 3 Mark-ups – this contains 101 numbered entries/comments.
- d. Part 3 of 3 Mark-ups – this contains 185 numbered entries/comments.

**Response: Noted.**

**Comments from Eddie Henderson - Parks & Recreation**

1. See PDF of a Memo that details 3 Comments. **NOTE THESE ARE SAME AS PROVIDED FOR PSP-23-02**

**Response: Noted.**

2. Regarding Greenway in southwest corner adjacent PIN 1758777301 NOT continuing through 50' Neuse River Buffer are to the subdivisions boundary – Staff recognizes the physical/environmental constraints in this area, and that there is currently no Greenway (on PIN 1758777301 to connect to) – and would like to discuss possibility of a Fee in Lieu (FIL) for (this), rather than approve this project and allow Applicant to NOT build their obligation. At present, FIL requires a Development Agreement.; further discussion required, including Planning & management staff.

**Response: Noted. We can discuss the FIL and the development agreement when the town is ready.**



**Comments from Brian Laux / Jacque Thompson - Engineering**

1. See the six (6) PDF's
2. A Memo dated 6-30-2023
3. Drainage Report mark-up
4. Stormwater Report mark-up
5. Mark-ups on the 3 parts of the CD plan set

**Response: These have been reviewed and responses made.**

**Comments from Janet Boyer – Wake County Watershed Management**

1. The construction plans may be formally submitted to Wake County through permit portal for review of Sediment and Erosion Control (SEC) and Stormwater Management Plan (SWF) permits. That review will result in more detailed additional comments.

**Response: Noted. We will formally submit the construction drawings after this submittal.**

**Comments from Brittany Hocutt – Wake County Fire / EMS**

1. More fire hydrants needed on Street F

**Response: More hydrants have been added.**

**Comments from Tim Beasley/Autumn Smith – COR Public Utilities**

1. Town Staff note: COR-PUD did not provide any specific comments on this CID – please refer to their comments on PSP-23-02, and apply any revisions appropriately and accordingly to the CID plan set. Further review shall occur.

**Response: These comments have been addressed.**

**Comments from Trevor Darnell – NCDOT**

1. No comments at this time.

**Response: Noted. Thank you.**

Please let me know if you have any questions or concerns.

Sincerely,

**Debbi Ferm  
BGE, Inc.**

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