



April 21, 2023

Michael Elabarger
Town of Rolesville
502 Southtown Circle
Rolesville, North Carolina 27571

RE: **The Point Phases 11-13 Construction Drawings**
Case Number: CD 22-05
Response to 2nd Construction Drawing Review Comments
AWH-20000

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

PLANNING DEPARTMENT

1. REPEAT – Submit a completed Property Owner Consent Form.
McAdams Response: A completed Property Owner Consent Form is included with this submittal.
2. With V3, please again provide a written response to All the comments.
McAdams Response: This letter serves as a written response to all comments.
3. REPEAT – DATES – The Cover Sheet in the center still has “October 27, 2022” on this 2nd submittal, but in the Lower Right hand corner under Revisions it does reflect a date of “12-12-2022” and each sheet contains the same Revision. Please revise or remove altogether the Date in the Center of the Cover Sheet.
McAdams Response: The date in the center of the Cover Sheet is the only record of the original plan submittal, which is why we date plans for review this way. When plans are to be approved, we will remove the revision dates and change ALL dates to the current date.
4. REPEAT – Please respond to or revise plans to reflect this original comment: *PR 20-06 was approved by the Town Board on 09/06/2022 with 2 conditions regarding funds to the Town to address off-site improvements; please add/note these clearly on the Cover Sheet; please speak to how/when Applicant plans to fulfill these Conditions. After CD approval, the next authority action of the Town would be acceptance of infrastructure and/or signature of a Final Plat.*
McAdams Response: We have submitted a separate plan for improvement to Genovesa Drive to add a sidewalk and additional stop signs to fulfill the conditions at the Town Board approval of PR 20-06.

ENGINEERING

Brian Laux / Jacque Thompson

General

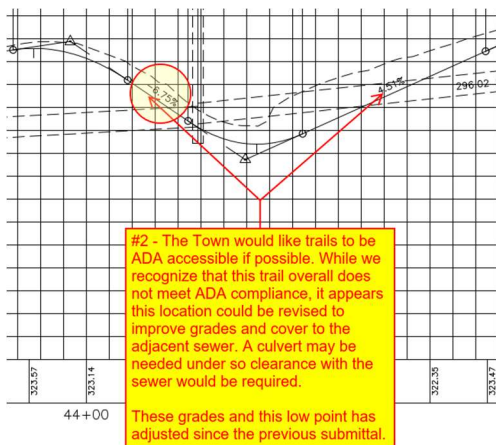
1. Please submit a revised storm package for review.
 - a. Please include a 10-year storm design for all storm sewer and a 25-year design for culverts.

McAdams Response: The storm drainage calculations are included with this re-submittal as requested. Culvert design calculations are included with the Stormwater Control Measure calculations and are included with this re-submittal also.

Sheet C5.07 – Plan and Profile

2. The grades of the trail have changed since the last submittal; Please consider adjust the trail to improve grades and cover over the adjacent pipe.

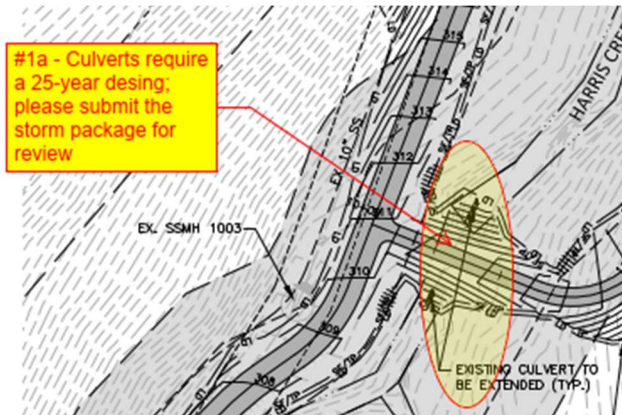
McAdams Response: As discussed at the first TRC meeting, the greenway alignment and grading is very sensitive to the existing conditions. We have positioned the horizontal and vertical alignments with great care to minimize the impacts of the steep slopes on both sides of the greenway. At this location, there is a shear stone wall or outcropping immediately adjacent to the trail on one side and a steep slope to Harris Creek on the other. We understand looking at the profile, it seems we could just fill this area in and everything would work better, but please understand any fill here would cause the need for a retaining wall on the creek side of the trail and it would impact the stone face on the other side. We believe this is the best design to minimize impacts to the surrounding area. Also understand, the profiled alignment is at the center of the trail and proposed grades are higher at the SS pipe and manhole than is shown here.



3.

McAdams Response: Same as comment #2 above.

Sheet C5.08 – Plan and Profile

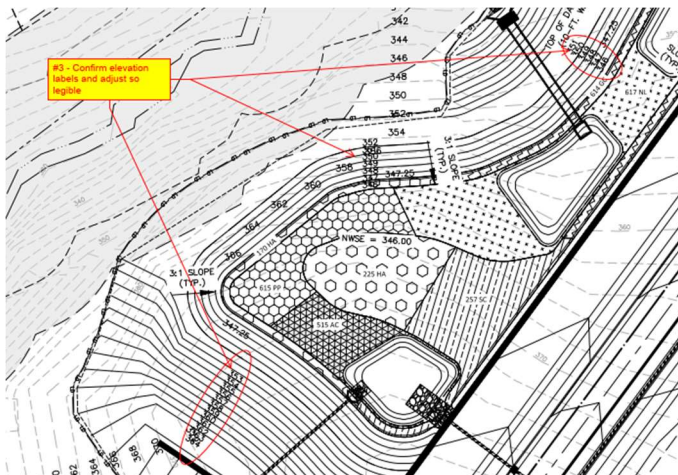


4.

McAdams Response: The revised plans include an existing 60" culvert as the location in the snippet above. We looked at upgrading the crossing with a larger culvert, but since the 25-yr storm will overtop the greenway with or without a culvert, we are proposing to only extend the existing pipe as needed. The improvements shown should not change the current flood conditions.

Sheet C9.07 – Stormwater Control Measure ‘N’ Landscape Plan

5. Please confirm the elevation labels are aligned with the correct contours around the stormwater measure.



McAdams Response: The elevation labels around SCM N have been revised to align with the correct contours.

WAKE COUNTY WATERSHED MANAGEMENT

Janet Boyer

1. Wake County completed the second review of Point North on 1/24/23. Please see comments attached (PDF). [No comments provided on this CD specifically.]

McAdams Response: We will address the Wake County comments under separate cover, but the revised plans submitted are the same.

COR PUBLIC UTILITIES**Tim Beasley**

1. The note should also reference the project currently under design by American Engineer and Kalas Falls. These upgrades will also need to be installed, inspected and accepted by Raleigh prior to the Point North Phases 11-13 recording lots [Final Plats].

McAdams Response: The CORPUD APPROVAL CONDITION note has been revised to include the segment of interceptor improvements by American Engineering.

2. Please provide the public water and sewer permit applications with the next submittal.

McAdams Response: Water and Sewer Permit Applications are included with this submittal package.

Wake County Fire / EMS**Brittany Hocutt**

1. If roads will be installed first, no turnarounds required. If not, then temporary turnarounds required. Applicant must clarify this on plans.

McAdams Response: A note has been added to the Cover Sheet indicating the phasing for these plans apply to platting only and construction of all streets will occur simultaneously.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,

MCADAMS

Todd O'Daniel, PE
Engineering Services Manager

TO/mp