



V3 - PSP-23-02 -- Response to all the V2
written comments - Summary
Document, Engineering Memo, Parks &
Rec memo, Planning/Zoning memo.

August 1, 2023

Town of Rolesville Planning
Michael Elabarger

Re: PSP-23-02 - Parker Ridge – 2nd Submittal review cycle
Response to Comments

Dear Mr. Elabarger,

We have received comments for the above referenced project and offer the following responses to each of the comment letters (combined) for your consideration:

Bolton & Menk

Sheet C-0.0

1. Sheets C1-5 and C1-6 are ordered after sheet C1-10 within the document. Reorder the sheets or update the sheet list table.

Response: These have been reordered.

Sheet 1/4

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

Response: Existing easements have been labelled.

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

Response: Right-of-way labelled.

4. 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.

5. Please ensure all linework is labeled and/or shown in the key.

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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.

Response: Dirt road has been labelled.

b. The centerline of the stream should be labeled on all applicable sheets.

Response: Stream centerline has been labelled on all sheets.

6. 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.

7. 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

8. 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

9. 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

10. 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.

11. 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 C1-7

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12. Please provide a label for the Neuse River Buffers on all applicable sheets.

Response: The labels have been added.

13. 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: Contour labels have been added to the sheets.

14. 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: These wetlands have been labeled to be removed on the demolition sheets.

15. There appears to be a wetland that isn't clearly labeled. Please add a label or include a legend with the appropriate hatch so the wetland can be easily identified. This also applies to sheets C1-10, C1-5, and C1-6.

Response: This has been labeled.

16. This sheet appears to be an enlarged demolition plan, however the sheet title calls it out as a site plan sheet. Please adjust the title or update sheets as needed.

Response: The title has been revised.

Sheet C1-8

17. 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 tree is now shown as to be removed.

18. Some of the adjacent property labels appear to show letters of reference. Please provide a key or reference what page the key can be found on. Alternatively, the adjacent property labels can be written out. This comment applies to all applicable demolition sheets.

Response: The letters have been added and the legend has been updated to show where the owner information can be found.

Sheet C1-5

19. Please verify if the existing well is to remain. If not, define the proposed demolition plan for the well (removed, abandoned, rehabilitated, etc.).

Response: A note has been added to state the well will be removed.

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Sheet C1-6

20. The existing condition sheets should include all existing conditions. There are some items shown on the demolition sheets that are not currently shown in the existing conditions sheet. Please update the existing conditions sheet to show all existing conditions (easements, treelines, etc.).

Response: The existing conditions sheets are currently being updated to include all of the items shown in the demolition plan.

Sheet C2-0

21. 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.

22. 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.

23. 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.

24. 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.

25. 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. This is a repeat comment.

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.

26. 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.

27. 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.

28. 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.

29. Please display and label the location of the existing pond to the southeast of the site. This is a repeat comment.

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.

30. Thank you for showing the future connection to Irina Drive on the south side of the site. Please show the existing ROW for reference. This is a repeat comment.

Response: The R/W is now shown.

Sheet C2-1

31. Please include the bearings and distance information for all streets, in addition to the curve radii. This is a repeat comment and 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.

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

Response: These have been updated.

33. 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.

Sheet C2-2

34. 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.

35. 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.



36. 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

37. Please ensure all wall access easements are labeled.

Response: This has been labeled.

Sheet C2-4

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

Response: The material has been specified.

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

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

Sheet C2-5

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

Response: The length has been specified.

41. 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.

42. 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. This is a repeat comment.

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

Sheet C3-1

43. 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 and the storm is proposed on the outer edge of the existing sewer easement.

44. 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. This is a repeat comment.

Response: One cleanout was missed when we proposed to remove the cleanouts in the last submittal. The missing cleanout was added this time.

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

Response: The pond outfalls are showing up now.

Sheet C3-2

46. 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: The minimum horizontal separation is met when the vertical separation cannot be met between the water and the sewer.

47. Work with the City of Raleigh on the location of the retaining wall adjacent to the sanitary sewer easement. This is a repeat comment.

Response: This retaining wall does not conflict with the sewer easement and the CORPU also did not comment on it.

a. Top and bottom wall elevations will be required for all retaining walls.

Response: They are included and have been revised where they didn't show the correct surface elevation.

Sheet C3-5

48. 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

49. 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.

50. 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.

51. 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

52. All proposed contours should tie into existing contours. This is a repeat comment.

Response: The grading has been revised in this area.

53. 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: This label has been revised.

54. The City of Raleigh has specific grading requirements within their sanitary sewer easements for access. Please review and revise accordingly. This is a repeat comment.

Response: The grading requirement of 3:1 or flatter has been met as it was last time since it has been flattened to 6.5:1.

55. 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.

56. 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: There will be fill on the upstream end of the culvert so a structure is proposed there.

57. Confirm the intent for drainage at the low point of the retaining wall at Lot 204. This is a repeat comment.

Response: A wall drain has been added here.

58. 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.

Response: The grading has been revised here.

59. 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 in to the existing surface.

Response: The grading has been revised here.

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

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Response: The FES numbers have been changed.

Sheet C4-2

61. The existing storm linetype along Redford Place Drive appears to match that of the construction limits. Consider altering one of the linetypes to easily distinguish between the two.

Response: The existing storm linetype has been modified.

62. 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.

63. 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.

64. 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.

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

Response: This has been corrected.

Sheet C4-3

66. 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.

67. Please ensure all storm structures are labeled on the grading sheets.

Response: Structure labels have been added.

Sheet C4-4

68. 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.



69. 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

70. 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.

71. 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.

72. 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.

73. 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

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

Response: This has been moved.

75. 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.

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

Response: This has been revised.

Sheet C7-0

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

Response: This has been corrected.



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

Response: The hatch has been revised.

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

Response: The buffers have been modified on the overall Site Plan sheet C2-0.

Sheet L1-1

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

Response: Trees that have been marked as conflicting with these structures/easements have been shifted or relocated accordingly.

Construction Drawings:

Please consider the following for CDs; These comments are shown as green in the markups and are not required for approval of the preliminary plat:

A. Once the alignment of the greenway is decided, please show the existing conditions and what the greenway will be tying into.

Response: This will be shown on the greenway plan/profile sheets.

B. Public greenways will require an easement.

Response: Easements have been included for all public greenways.

C. Please provide minimum cover at all road culverts. The design calculations will be required for the 25-year storm for all culverts. All HGLs will need to be contained within the pipes.

Response: The culverts have been revised to accept the 25 year flow and the road grades have been adjusted accordingly.

D. Please label the storm sewer as private vs. public if both are being included in these plans.

Response: These have been labeled with either private or public.

E. Drainage easements will be required if a swale is crossing two or more lots.

Response: Easements have been added along the rear of the lots with ditches.

F. 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: These drainage networks have been revised.

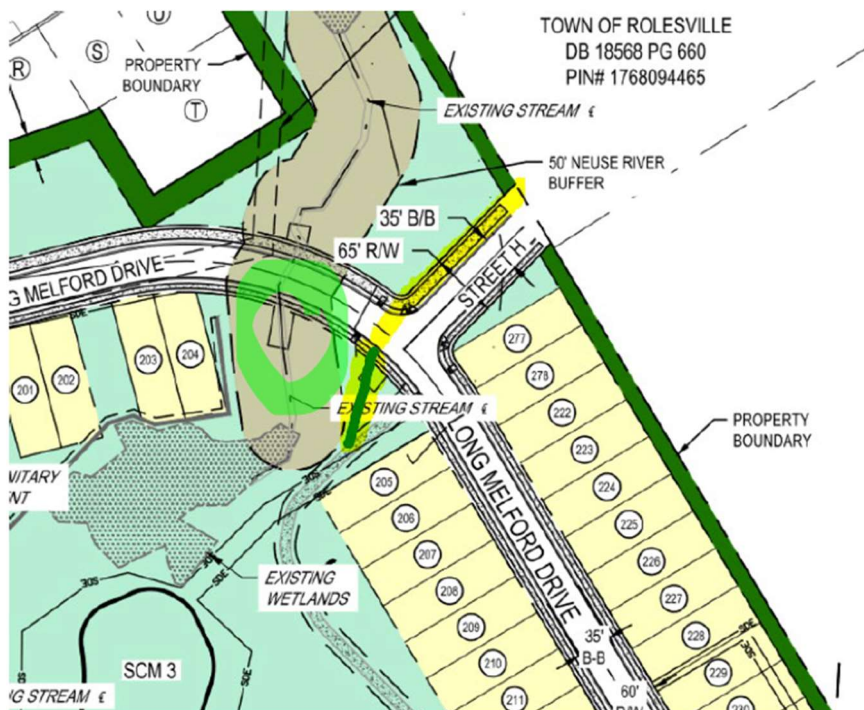
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Parks & Recreation

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?

Response: This section of greenway has been revised.

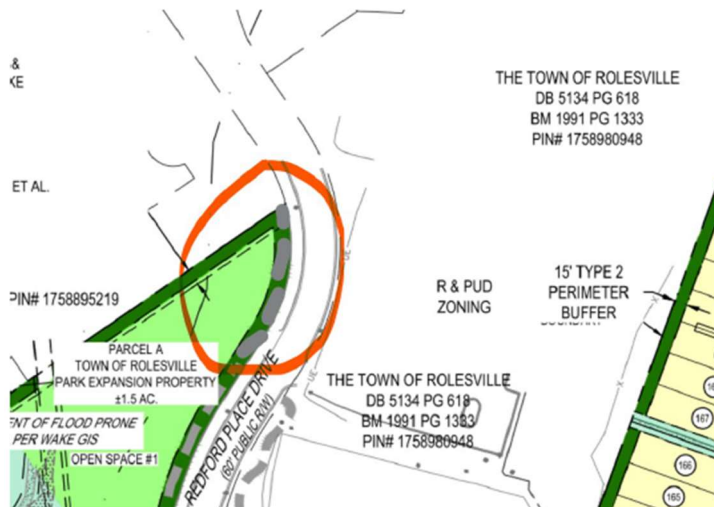
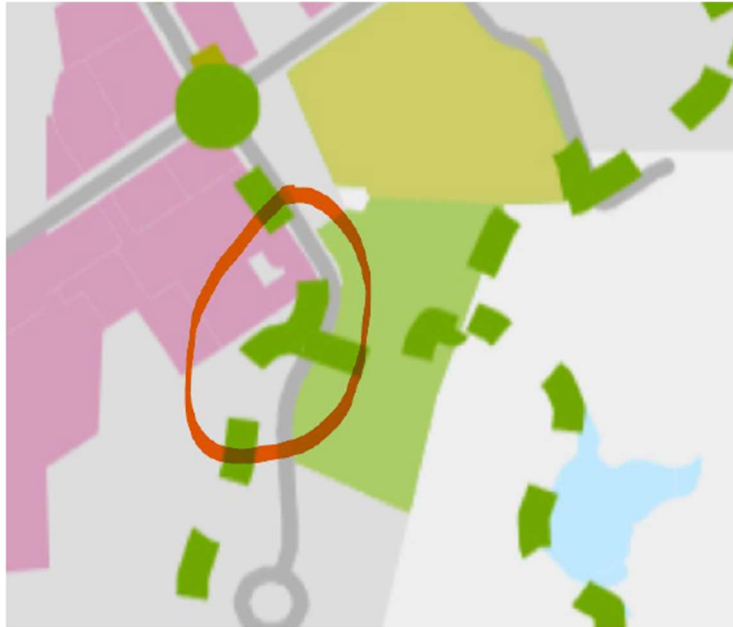


2. The Town's Greenway Plan shows that a greenway or sidepath continues north on this property towards Main Street. Please revise to show the sidepath continuing along Redford Place Drive until the property line.

Response: This is now provided.

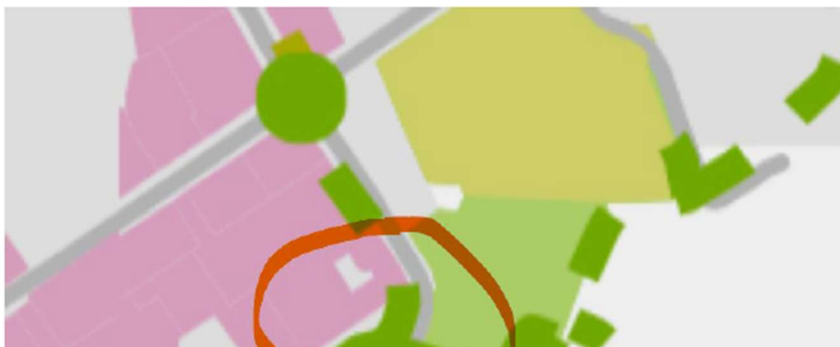
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3. The Town's Greenway Plan shows the greenway on the west side of Redford Place Drive going through the property and connecting to Redford Place Drive. Please revise to show this greenway continuing to the road. The Town does not want a greenway to 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.





Planning

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 is now included.

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

Response: These are in progress with the environmental subconsultant and will be forwarded once submitted.

Conditions of the Map Amendment / Rezoning

3. 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.

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

4. 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



5. 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.
- d. There are existing street trees found along Redford Place that are not shown on the plans.

Response: The existing conditions plans have been revised to show the matchline text and trees.

Demolition Plan Sheet(s)

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

Response: The label has been cleaned up.

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

Response: This has been added.

8. 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 treeline to be removed has been updated on this sheet.

Site Plan Sheet(s)

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

Response: A color legend has been provided.

10. Applicant has indicated a 15' setback on the Lot Typical for the Rear Load Townhome. 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. The lot typical on Sheet 2-0 should be adjusted accordingly.

Response: The 15' setback is correct but it has been modified to be 19' so that the driveway can count as a parking space.

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



Response: A table with a breakdown of open space areas and their acreages is shown on the Open Space Plan. The acreage is also shown with the labels on the site plan sheets.

12. Label the easements to the rear of Lots 123 and 124, between Lots 169 and 170, and between Lots 265 and 266. Show the width as well as whether it is public or private. Further, it appears there are a number of utility easements, shown as boxes that are unlabeled and dimensioned.

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

13. 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 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: We have provided a truck turn exhibit that has satisfied the Wake County Fire Department and proposed all alleys to be traffic rated for fire and solid waste vehicles.

14. 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.

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

Response: The width has been added.

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

Response: The zoning designations have been added.

17. 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.

18. 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.

19. 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.

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

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Response: The easements have been labeled.

21. It is suggested that the clubhouse be provided with its own plotted lot. This will ease with permits at a later date.

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

Phasing Plan

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

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

23. 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.

24. 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 and Grading Plan Sheets

25. 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.

Open Space Plan

26. It is recommended that the Open Space Plan be revised and/or an additional sheet added to the plan set 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 Open Space Plan

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- 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 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.

27. 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 space sizes and types.

b. Subsection 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.

28. 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.

29. As mentioned previously and as shown correctly on the plans, 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 demonstrate compliance in the open space calculations table by providing the acreage in the RM district.

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



30. 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.

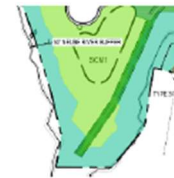
Response: The plans and calculations have been revised to show the greenways as passive open space and the fitness stations have been removed since they don't provide enough area for active open space.

31. 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.). This would include "typical fitness stations".

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

32. 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

33. 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.

34. 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.

35. 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.



36. Details of street buffers should be shown, including locations of required trees. Further, any existing vegetation (aka street trees) along Redford Place Drive shall be preserved wherever possible.

Response: Existing street trees along Redford Place Drive are now shown on the landscape plan. These trees shall be preserved wherever possible. Additional canopy trees have been added to meet the street tree requirement.

Additional Comments and Requirements

37. A Lighting Plan, prepared in accordance with Section 6.6 shall be submitted. Proposed locations 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.

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

Response: The light pole locations are shown on the site and landscape plans.

39. What exactly is a "Typical Fitness Station"? This is shown throughout the site. Is it meant to show the location of exercise facilities or specific active open space areas like courts, playgrounds, etc.?

Response: Since the greenways don't count as active open space, the fitness stations are no longer feasible and have been removed.

Comments from Janet Boyer – Wake County Watershed Mgmt

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: These will be submitted at a later date.

Comments from Tim Beasley – COR Public Utilities

1. See two (2) PDF's of mark-up comments:
#1 – Part 1, comments on 7 sheets from within the 36 sheets of Part 1 of 2

Response: The responses are on the markups.

#2 – Part 2, sheets L1-1 and L1-3 only.

Response: The hatching for the perimeter buffers have been removed.

Comments from Brittany Hocutt – Wake Co Fire/EMS

1. Street F needs additional hydrants.

Response: Additional hydrants have been added.

2. Multiple plants are within 3' of fire hydrants- remove or move plants.



Response: Plants have been moved.

Comments from NCDOT

NCDOT District Office has no comments for case PSP-23-02 submittal V1 (Preliminary Subdivision Plat).

Response: Noted. Thank you.

Please let us know if you have any questions or concerns with the submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Debbi Ferm", with a long horizontal flourish extending to the right.

Debbi Ferm

BGE, Inc.

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