



January 2, 2024

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

RE: *Response to Comments for Scooter's Rolesville*

Attached, please find the Applicant's written responses to comments from the Town of Rolesville, issued on December 10, 2023 for the above referenced project.

The responses are transmitted to you with the following information:

- One (1) Electronic Copy of the Plan set
- One (1) StormCAD Report
- One (1) Trip Generation Report

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

Sincerely,

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

Chris Bostic, PE
Kimley-Horn and Associates

PLANNING/ZONING: PLANNING STAFF & WITHERSRAVENEL

Cover Sheet

1. Please add case number SDP-23-07 to the cover sheet.
Response: Case number has been added to the Cover Sheet.
2. Per iMaps, the address is 306 S Main Street and not 302 S Main Street.
Response: Address has been updated.
3. Please add a Site Data Table including the following information: Loading Spaces required, and Loading Spaces provided per LDO Section 6.4.5.C.
Response: Loading space requirements have been added to the Site Data Table.
4. Within the Site Data Table, please provide the open space required and the open space provided. Per LDO Section 6.2.1.D.3, a minimum of 5% of open space is required. For a development of this size, at least one small open space type is required.
Response: Active and passive open space have been depicted on sheet C2.0.

Existing/Demolition Plan

5. Per the Legend provided, please label removed trees with an "X".
Response: -Hatch and labels have been provided to show site items to be removed.

Site Plan

6. Per Section 6.2.1.D.3, Open Space for non-residential uses is required; this size lot requires One (1) small open space; see Table 6.2.1.2. for Open space types/options.
Response: Open space has been provided and quantified on the Site Plan sheet.
7. Per LDO Section 6.2.1.G.5-6, public seating and receptacles shall be provided in Open Space areas.
 - a. Public seating shall be appropriate to the intended use of the park area (i.e., benches may be appropriate for active spaces; Adirondack chairs and landscape terraces may be appropriate for passive spaces).
 - b. Refuse and recycling receptacles are required at each entrance and gathering space.**Response:** Benches have been provided in the open space and are being counted as active use. Trash can has been provided in the seating space.

8. Per LDO Section 6.2.1.G.12, open space shall be a mix of active and passive open space. A minimum of fifty (50) percent of all required open space shall be dedicated and designed to allow for active recreation features. Active recreation and passive features are identified in Table 6.2.1.3.
 - a. Active recreation is defined as recreational features, often requiring equipment and taking place at prescribed places, sites or fields, which allow for the active recreational needs of residents or users of the development which they serve.
 - b. Passive recreation is defined as recreational features that do not require prepared facilities like sports fields or pavilions and require minimal disruption to a site. These include such activities as walking paths and other features defined in Table 6.2.1.3.

Response: Active and passive open space has been shown and quantified in the site data table. The required open space for the disturbed area is 0.039 AC. A total of 0.062 AC of open space is being provided. 0.030 AC of active open space is being provided, more than 50% of the required open space.

9. LDO Section 6.8.4.B.2, revise to indicate what/where at least four (4) pedestrian amenities are.

Response: The active open space will include patio seating, active use areas, decorative planters, and a pedestrian plaza with benches.

Grading Plan

10. Label top and bottom of proposed retaining walls.

Response: Top and bottom of retaining wall has been labeled.

11. If there is vegetation to be preserved, label the Tree Protection Fencing (TPF).

Response: Tree protective fencing has been added and labeled to protect vegetation on adjacent properties.

Landscape Plan

12. The Planting Schedule includes the symbol, botanical name, code, and quantity. However, the requirement for which each plant is being provided (e.g., VUA, 10' perimeter buffer, streetscape buffer, screening, etc.) should be included. This makes it easier for counting and installation.

Response: Plant schedule has been updated with requirement type. See sheet L1.0.

13. Per LDO Section 6.2.2.1.F.3, a 6-foot wall is required with a Type 3 buffer.

Response: See cross section of buffer, retaining wall, and fence on the site plan. Due to grade change this is proposed in lieu of the wall. Section 6.2.1.G allows the administrator to take into consideration existing and proposed uses. Additional buffer width is provided where no wall is proposed.

Lighting Plan

14. In accordance with LDO Section 6.6.G.10, full cut-off lighting shall be provided in loading areas. The plans should be revised to provide cut-off/shield details and demonstrate compliance.

Response: Updated plans to comply with LDO Section 6.

15. Building façade and accent lighting will not be approved unless the light fixtures are carefully selected, located, aimed, and shielded so that light is directed only onto the building façade and spillover light is negligible.

Response: Building mounted accent lighting is mounted in a channel and is lensed to provide a 50% reduction of the output. Additionally, a dimmer switch is installed to control this lighting. Building mounted down lighting shall be mounted and adjusted to avoid lighting spillover. Jurisdiction note added the E2.1.

16. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.

Response: Added a jurisdiction note to E2.1 for the contractor to coordinate with landscaping contractor.

Architectural Drawings

17. Per LDO Section 6.8.2.D.2., for areas visible from both public and private streets, Ground Floor Transparency, which is calculated based on the total façade area located between the finished ground floor level & beginning of the upper floor, is a required minimum 30%. Revise to provide a Chart showing compliance with this.

Response: Elevations have been revised to comply with LDO 6.8.2.D.2. only the front elevation faces a public street, a chart showing percentages of compliance is located on sheets A2.1, A2.2, and the colored elevations.

18. Per LDO 6.8.2.D.1.c, Building facades shall not exceed a linear distance of 35 feet without the introduction of a physical articulation no less than 1 foot wide and extending in a horizontal direction along the façade. Revise to provide measurements that demonstrate compliance, either by showing this is Not Applicable, or if Applicable, all dimensions that demonstrate compliance.

Response: Elevations have been revised to comply with LDO 6.8.2.D.1.c. additional measurements provided on sheets A2.1 and A2.2.

19. Per LDO Section 6.8.2.D.3., buildings shall limit Blank Wall Area, which are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change. First, determine which sides/elevations of the Building this stand is applicable to; if none, make a clear and obvious note referencing this section, stating it is N/A. If Applicable, provide call-outs and measures/calculations that demonstrate compliance. As provided, drawings are unclear to either point above.

Response: Elevations have been revised to comply with LDO 6.8.2.D.3. keynotes for blank wall space square footage have been added to sheets A2.1 and A2.2.

Additional Comments

20. The plans include/show a monument sign and numerous building signs (The signage itself will be reviewed via Permits after SDP approval by Town staff.) For the ground-mounted Monument sign, add/provide, or explain where in this plan set it is already addressing, Site Triangle clearance for this location relative to vehicles entering/exiting the site..

Response: Site distance triangle has been added to C2.0.

ENGINEERING: BRIAN LAUX/JACQUELINE THOMPSON

Sheet C0.0 Cover Sheet

1. Please reference Wake County iMaps and confirm the site address is correct.

Response: Address has been updated on C0.0.

2. Update the submittal number.

Response: Submittal number has been updated.

3. In order to complete the review, please provide a calculation package for the storm drainage (10-year storm) and the drainage area calculations for inlets, pre and post development.
 - a. If the intention is to submit a separate Construction Drawings submittal, please let us know and disregard this comment until that submittal.

Response: Storm pipe sizing has been provided in this submittal.

Sheet C1.0 Existing Conditions

4. Please provide the legal description for the project site.

Response: Bearings and distances are shown on property lines.

5. Please provide the correct owner and legal description for the adjacent lots. Reference Wake County iMaps.

Response: Owner and legal description information have been updated per current iMaps records.

Sheet C2.0 Site Plan:

6. The proposed SCM is located within the Type 3 landscape buffer. Please refer to the Rolesville LDO Section 6.2.2 for permitted items within the buffer.

Response: We are requesting an alternative to the buffer per Section 6.2.1.G. This area is the low point of the site and entire 3 lot subdivision. A cross section of proposed buffer is provided on the site plan.

7. Provide site distance triangles on all collector roads.

Response: Site distance triangle has been provided.

8. Please provide labels for all radii shown in plans.

Response: Radii have been added on sheet C2.0.

9. Please add this hatch pattern to the legend or provide a label to denote purpose.

Response: The referenced area is ADA pavement striping. Labels have been added to pavement striping areas.

10. Accessible ramps will need to be provided along the accessible route.

Response: ADA ramps have been added and labeled.

Sheet C3.0 Grading Plan

11. Please provide labels for the following items shown within the street: storm structures- with inverts, pipe sizes, pipe slopes, SCM Contours/labels

- a. Consider adding a drainage schedule to help label everything. If the intention is to submit a separate Construction Drawings submittal, please let us know and just provide drainage structure labels.

Response: Catch basins and pipes have been labeled.

12. Provide a structure at the end of the pipe, or adjust the structure/pipe shown.

Response: Pipe has been adjusted.

13. Per the specifications for a Type 3 landscape buffer, a minimum of a 6' wall will be needed. Please adjust the wall height. See Rolesville LDO Section 6.2 pg. 19 for details.

Response: We are requesting an alternative to the buffer per Section 6.2.1.G. This area is the low point of the site and entire 3 lot subdivision. A cross section of proposed buffer is provided on the site plan.

14. Please provide positive drainage throughout the yellow highlighted area.

Response: Grade has been updated to provide positive drainage.

15. Provide spot elevation for the handicap accessible ramps and accessible parking spaces.

Response: Spot elevations have been added.

16. Adjust the "fire hydrant nut": label for clarity. This label is shown on multiple sheets; please adjust each accordingly.

Response: "Top Nut" label is referring to the elevation associated with the top of the fire hydrant.

17. Consider revising the sheet title to Grading and Drainage Plan.

Response: Sheet name has been revised.

Sheet C4.0 Utility Plan:

18. A properly sized greases trap will need to be provided for the commercial building.

Response: 1000 gallon grease trap is now provided.

19. Provide a label denoting if the sanitary sewer line will be a domestic or public line. If sanitary sewer FM is to be public, please provide an easement.

Response: Domestic and private labels have been added.

20. Maintain required separation between sanitary sewer and storm sewer. Provide dimensions or label.

Response: Dimensions have been added to show the distance between the sanitary sewer and the storm sewer.

21. Provide a hot box for the backflow preventer and water meter. Additionally, provide a label for the hot box or add to legend.

Response: Hot box and backflow preventer types have been labeled.

Sheet C5.0 Erosion Control Plan Phase 1:

22. A sediment basin or other erosion control measure is needed to manage the site runoff.

Response: Based on limited site disturbance no basin is proposed.

23. Inlet protection will need to be placed on structures adjacent to the property to protect offsite infrastructure; this comment applies to all erosion control sheets.

Response: Inlet protection has been added to adjacent property inlets.

Sheet C5.1 Erosion Control Plan Phase 2:

24. Proposed storm pipes cannot be installed directly below silt fence, adjust silt fence location, or provide note if silt fence is shown an offset distance.

Response: Silt fence location has been adjusted.

25. Please show calculations to determine if Rip Rap Dissipater pad will be needed to control inflow to SCM.

Response: Rip-rap calculations are included with storm calculations.

26. Provide inlet protection on all storm inlets as they are constructed.

Response: Inlet protection has been provided on all inlets to be constructed.

27. Ensure there are no inlets missing in this area, based on drainage and inlet protection shown it appears there should be a structure here.

Response: Inlet protection has been revised.

Sheet C5.2 Erosion Control Details:

28. Some details are numbered, and others just have "XX". Please update accordingly.

a. This comment applies to all detail sheets.

Response: Details have been updated.

WAKE COUNTY WATERSHED MANAGEMENT: JANET BOYER

Response: (12/5/23) Wake County permitting is required; no plans have been submitted to date.

COR PUBLIC UTILITIES: TIM BEASLEY

1. Contact FOG@raleighnc.gov for a determination if a grease interceptor will be required.

Response: FOG has been contacted and response is pending.

2. Stub permits will need to be obtained for the proposed water/sewer taps. Contact this reviewer directly for the fees.

Response: Noted.

WAKE COUNTY FIRE / EMS: BRITTANY HOCUTT

1. PROVIDE FIRE TRUCK ACCES/DIAGRAM PLAN

Response: Diagram has been provided via email. Aisle widths on site plan have also been added for clarity.

2. ENTRANCE/ECITS WIDTHS ARE NOT WIDE ENOUGH FOR FIRE TRUCKS PER MY MEASUREMENTS

Response: Fire truck access entrance would be via Sonic driveway.

NCDOT: JACOB NICHOLSON

1. The pass-by should be capped by 10% of the adjacent street (South Main St.) volume.

Response: The trip generation table is being submitted with this submittal.

2. Submit a Driveway Permit (direct to NCDOT) if not already permitted.

Response: Driveway permitted will be submitted upon Town signature.

PARKS & RECREATION: EDDIE HENDERSON

1. Revise landscape plan/plantings to show more of a diversity of native shrubs, which currently has none. Per Rolesville LDO 6.3.4.7c: "All developments shall provide a diverse plant palette..." See Attachments and these links:

<https://ncwildflower.org/recommended-native-species/>

<https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants>

Response: Plant species have been updated to reflect more diverse and native species from the NCSU list. See plant schedule sheet L1.0.