

Town of Landis Technical Review Committee
312 S Main Street
Landis, NC 28088

Response to comments dated January 17th, 2025, January 22nd 2025, and January 30th 2025.

Dear Technical Review Committee,

On behalf of Suncap and ARCO Construction, Scout & Co. has prepared this letter in response to comments made by the Town Planning Director received via email dated January 17th 2025, Technical Review Committee (TRC) received via email dated January 22nd, 2025, and Stormwater review comments via email dated January 30th, 2025.

Planning Director Comments via Email:

Below are the comments that I have from review of the Landis Ridge Ph 2 A project plans (dated 11/14/24). Please provide your responses to each comment with a different colored font (ie comment addressed, see page X). Once everything has been adequately addressed, we can move towards official approval your plans and permitting. Please let me know if you have any questions.

Planning: Revisions Required

1. Please note that the property is within the Protected Area of the Coldwater Creek Watershed in the Site Data Table
 - a. Please verify that the High Density option is being used (54% impervious proposed) in accordance with Section 19.1-8
 - b. Has the use of the High Density option been approved by the Town (Section 19.21-8.A)
 - c. Please provide a copy of the application for authorization (Section 19.1-8).

The High Density option is being used, we have requested a copy of the High Density Application for Authorization form from the Town of Landis, and will fill this application out as soon as we receive it. Please contact Scout & Co. if this holds up approval of Construction Drawings.
2. Please provide the Parking Calculations in the Site Data Table and/or on the Overall Site Plan (Table 12-1).

Parking Calculations have been added to the Site Data Table on the Cover sheet, C0.00.
3. Please provide renderings of the proposed Building so conformance with Section 9.8-3 can be verified.

Section 9.8-3 refers to Highway Lot Types, which this development is not. We have provided renders for the building regardless. The renders provided are conceptual.
4. If the marked areas to the rear of the structure are being used to meet the Loading spaces requirements of Section 12.14, please provide a note and show calculations on the Overall Site Plan (Section 12.14-4).

Loading space calculations have been added to sheet C0.00 and to Sheet C3.00.
5. Please indicate Lighting and Illumination of parking area (Section 12.11-14).

Duke Energy is currently working on a lighting plan, and they have our most recent cad files and site plan. If a photometric lighting plan is needed before Construction drawing approval, please contact Scout & Co.
6. Please verify if there will be any bicycle parking provided (Section 12-12).

There is no bicycle parking planned for this development
7. Please show any areas where existing vegetation is to be left undisturbed (11.6-3.E)

There are zero areas where vegetation is left to be undisturbed within our LOD, since this area has already been cleared by the current property owner.
8. Please provide a copy of the Tree Disturbance Permit (Section 11.3-4 & 11.10).

There are zero trees to be disturbed in this area. We have interpreted that based on that fact, there is no tree disturbance permit necessary for our development. Please let us know if this is not the case.

9. Please show the location of solid waste dumpster area(s)
Solid waste dumpster/trash compactor has been shown on sheet C3.02.
10. Please specify that the typical provided on sheet C8.00 describes the parking lot perimeter yard (Section 11.6-4)
The typical buffer yard does describe the type d buffer around the parking lot. A label on this typical section has been provided on sheet C8.00.
 - a. Please provide a typical for the interior parking lot landscaping?
Typical section for the parking lot islands has been provided on sheet C8.00
11. Please provide a pedestrian corridor in accordance with Section 12.11-4:
 - a. through the middle spaces extending to the sidewalk, and
Sidewalk has been added to the interior of the parking lot, see sheet C3.01.
 - b. around the eastern side of the parking area
Sidewalk has been added to the east side of the parking lot, see sheet C3.01.
12. Street trees should be shown along the main road (not the interior driveway) along the northern side of the site (Section 11.6-3).
These trees have already been permitted under the Landis Ridge Phase 1 project, they have been shown on our plan as existing, see sheets C8.00, C8.01, and C8.02
13. Please provide a legend showing the distinguishable weights for the intermittent stream along the eastern side of the site, and the corresponding buffer.
30' intermittent stream buffer has been shown on all sheets and labeled, and legend has been added to sheet C3.00
14. Please provide another column showing the actual number of plantings provided in the Landscape Compliance Chart.
Column has been added, and the landscape schedule has been placed next to the landscape compliance chart to confirm the number of trees provided.

TRC Comments were provided via PDF, and will be addressed via PDF, included in this package

Stormwater Comments:

An NCGO1 Construction Activities NPDES permit is required.

Project Comments

1. Coversheet: The cover sheet must be sealed by a North Carolina Professional Engineer and include the contact information (firm name, address, phone number, and NC Board of Examiners for Engineers and Surveyors license number). (21 NCAC 56.1103 (b)(5))

2. Project Narrative, Section 1.2 Existing Conditions: The narrative indicates that "one sediment basin will be used to control sedimentation in the disturbed areas for this parcel. This basin is designed and maintained by others." Additionally, this section also states the following: "The permanent pond for stormwater treatment will be a regional pond and will be designed by others under a separate cover and permit."

While we appreciate this is a phased development that I assume to be a design-build, considering the construction and associated sedimentation, erosion control, and BMP are within the WS-IV protected area, the design of these structures must be provided prior to approval of the Stormwater Permit.

This project is being designed in collaboration with the adjacent property owner, Jackson-Shaw, with the project "Landis Ridge Phase 1" or "Landis Ridge". This collaboration includes using a sediment basin, currently located on site, located to the south of this parcel for the purposes of erosion control. It also includes an agreement about maintenance. The Rowan County Erosion control reviewer and inspector has signed off on this agreement between the two owners, and the erosion control plan is approved by Rowan County.

This condition has been calculated for, the erosion control basin has been reviewed, and modeled to meet the permanent storm flows from Landis Ridge Phase 2A under it's final conditions. Once the adjacent property owner has gotten their storm pond approved, they will be responsible for the installation of new structures and an FES in the area, and permanent pipes into a new permanent SCM (see sheet C7.40). This will be submitted for approval by others. See sheets C7.00 through C7.43 for updated erosion control plan.

3. The table for line numbers 29 through 51 headings are missing. Please provide a copy of the table with the appropriate headings.

DETAILED ANALYSIS: Construction Plans

1. Cover Sheet:

a. The proposed table indicates the proposed impervious area is 399,859 SF or 54.0% of the total Limits of Disturbance (LOD). The limits of LOD are listed as 20.0 Acres or 871,200 SF. $399,859/871,200 = 45.9\%$, not 54.0%, please correct.

LOD and Impervious area have been updated on sheet C0.00

b. Please indicate the Total Built Upon Area (BUA) and percentage of the parcel size. If the sediment basin and BMP are for both phases of the development there also needs the BUA percentage of the total of both parcels or additional proposed phases.

Information has been provided on the cover sheet, C0.00. Please note that the SCM will be designed by others under the current agreement, and will be designed based off of our plan and the future uses for the Phase 2B and 2C parcels.

If the BUA density exceeds 24%, the design must meet or exceed the criteria contained in 15A NCAC 2H .1008(c). Ref. Stormwater Quality Management and Discharge Control Ordinance (SQMDO) Division I. Section 1.16 Stormwater Management (c)(v).

Noted, will pass on to the Engineer designing the regional pond in the future phase.

2. Sheet C5.00 Overall Grading Plan

a. The area currently labeled as Approximate Zoning Line, Zone SFR-2, according to the most recent USGS Quad Sheet China Grove, appears to be an unnamed tributary to Beaver Creek, which is a tributary to Coldwater Creek is clearly a "blue-line stream," and therefore requires a Stream Buffer, according to the SQMDO Division I Section 1.17. Please provide the NCDEQ Division of Water Resources stream classification for this tributary as to whether it is considered Perennial, Intermittent, or Ephemeral since the buffer requirements vary, based upon SQMDO Division I Section 1.17 (c). Please delineate and label the stream buffer accordingly.

Stream has been updated to be more visible, and has been labeled as an intermittent stream, per the USGS quad map. A 30 FT buffer is required by the town of landis for intermittent streams, and this has been noted on the plans.

b. Please provide Inlet protection at all catch basins and drop inlets.

We have now provided inlet protection at all catch basins and drop inlets. Please note that the structures under the concrete dock area where the roof leaders connect are not inlets and do not collect flow.

3. Sheet C5.01 Grading Plan A
 - a. Same as the comment "a" on Sheet C-5.00.
 - b. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
4. Sheet C5.02 Grading Plan B
 - a. Same as the comment "a" on Sheet C-5.00.

See responses to comments above
5. Sheet C5.50 Overall Drainage Plan
 - a. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
6. Sheet C5.51 Drainage Plan A
 - a. Same as the comment "a" on Sheet C-5.00.
 - b. Same as the comment "b" on Sheet C-5.00.

See responses to comments above.
7. Sheet C5.51 Drainage Plan B
 - a. Same as the comment "b" on Sheet C-5.00.

See responses to comments above.
8. Sheet C7.10 EC Stage 1 Overall
 - a. Construction Sequence-Stage 1: The references to "Rowan County" shall be changed to "Town of Landis."

Note has been changed to Town of Landis.

 - b. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
9. Sheet C7.11 EC Stage 1A
 - a. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
10. Sheet C7.11 EC Stage 1A
 - a. No Comments

See responses to comments above.
11. Sheet C7.20 EC Stage 2 Overall
 - a. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
12. Sheet C7.21 EC Stage 2A
 - a. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
13. Sheet C7.22 EC Stage 2B
 - a. No Comments
14. Sheet C7.30 EC Stage 3 Overall
 - a. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
15. Sheet C7.31 EC Stage 3A
 - a. Same as the comment "a" on Sheet C-5.00.

See responses to comments above.
16. Sheet C7.32 EC Stage 3B
 - a. No Comments
17. Sheet C9.04 EC Details
 - a. Please provide an inlet protection detail

Inlet protection detail has been provided on sheet C9.05

b. The Fiber Wattle Detail is blank; please provide.

Fiber Wattle Detail has been provided on sheet C9.04

General Comments

1. Please provide the following in accordance with SQMDC Ordinance Section 1.6 Stormwater Management (c)(ii) Stormwater Management Plans shall

- a. Effects on existing upstream and/or downstream drainage systems and property.
Stormwater will be conveyed to erosion control basin and treated in that basin until such time as the permanent stormwater basin is installed by others.
- b. Ability of the natural drainage way to handle the additional stormwater runoff.
Noted.
- c. Water quality impacts on receiving waters.
Noted

2. In accordance with the SWMDC Ordinance Section 1.6 (c) (iii), provide the following:

a. Demonstrate through accepted engineering practices described in the Stormwater Technical Standards Manual that stormwater runoff is adequately conveyed through the development of a drainage system designed to meet the criteria described in the Stormwater Technical Standards Manual. The project shall control and treat the runoff from the first one-inch of rain. Runoff volume drawdown time must be a minimum of 48 hours but not more than 120 hours. High-density projects must discharge the storage Page 9 volume at a rate equal to or less than the pre-development discharge rate for the one-year, 24-hour storm. All structural stormwater treatment systems must be designed to achieve 85% average annual removal of total suspended solids, fecal coliform, and other pollutants to levels identified in the Stormwater Technical Standards Manual. Post-development runoff rate shall not exceed the pre-development runoff rate unless a maximum discharge rate has been adopted for the applicable drainage basin and the discharge does not exceed that rate. If a maximum discharge rate has not been adopted for the applicable drainage basin, the post-development discharge rate may not exceed the pre-development discharge rate. Stormwater volumes resulting from the proposed development shall be detained within the development and released at a rate no greater than what existed prior to the development. Detention facilities shall be designed to maintain the pre-developed runoff rate from the 1-year and 10-year design storm events, and other events as specifically required by the Town's Stormwater Technical Standards Manual.

Will note this, and make sure that the permanent stormwater pond will be equipped to handle these requirements.

-----End of Comments-----

Should you have any questions or need any additional information, please contact Gary Zurawski at (919) 836.6873 or via email at gzurawski@scoutandco.com. Thank you for your review and continued assistance in permitting this project.

Sincerely,

Gary Zurawski, PE
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