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October 1, 2020

A Master Team Townhomes (CD 20-01)

CORPUD - Timothy Beasley

1. C-0.0 – Public water and private sewer quantities should be shown on the cover sheet. **Response: Added as requested.**
2. C-5.0 – The southern waterline connection from Grande Ridge Dr would require an offsite waterline easement reviewed by the COR and recorded by deed prior to CD approval. Please email me for locked offsite easement deed template. **Response: Requested, and in process.**
3. C-5.0 – 20' City of Raleigh Water Line Easement needs to be shown around the proposed water line. All FHs (5'x10') and WMs should be included within the easement. The private sewer should remain out of this easement 10' from the waterline. Also, permanent storm structures will not be allowed in this easement. **Response: Revised as requested.**
4. C-5.0 – Permanent storm structures A-50 are not allowed in the existing sanitary sewer easement. **Response: Acknowledged and relocated.**
5. C-5.0 – WMs and COs should be shown on the Utility Plan for each unit. **Response: Added as requested.**
6. C-7.0 – Raleigh Water will need standard plan/profile sheets with the plan view above and profile view below. **Response: Revised as requested.**
7. C-7.0 – There must be 2/10 drop between sewer inverts. **Response: Revised as requested.**
8. C-7.0 – Minimum slope for 8" sewer is 0.5%. **Response: Revised as requested.**
9. C-7.0 – Profile for San-10 does not match the Utility Plan. The Utility Plan shows the proposed sewer going to an existing MH. The profile shows sewer going to a proposed doghouse MH. **Response: Doghouse manhole shown in error; proposed line will tie into existing manhole with less than 30" drop.**
10. C-7.0 – Because the drop going into the doghouse MH exceeds 30" and because the depth exceeds 12', this would need to be a 6' dia doghouse MH with an inside drop assembly (detail S-53). **Response: See response #10. Inside drop not required.**
11. C-7.0 – Sewer with depth greater than 12' will need to be specified as SDR 26 PVC. **Response: Revised as requested.**

Wake County – Jeevan Neupane

1. Separate approval granted. **Response: Acknowledged.**

Wake County Fire Serves – Steven Wolf

503.1.1 - Buildings and facilities

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. **Response: See "Fire Access Plan" sheet C-4.1 demonstrating compliance.**

503.2.1 - Dimensions

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **Response: Proposed private roads will serve as apparatus access roads with 22' provided from edge of pavement to edge of pavement. Refer to sheet C-4.1.**

**** IF ON STREET PARKING IS ALLOWED, ON SIDE OF STREET WILL NEED TO BE MARKED AS NO PARKING. Response: No on street parking allowed; all required parking is provided in driveways and off-street. Note added to plan to provide "no parking – fire lane" signage to preclude on-street parking on both sides of the road.**

503.2.2 – Authority

The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Response: Acknowledged.**

**** DEAD END TURNAROUND MUST ACCOMMODATE THE LARGEST FIRE DEPARTMENT APPARATUS Response: No dead-ends proposed as part of this development. The "t-turnaround" located on the eastern part of the site is provided for solid waste turnaround; fire apparatuses have full circulation through the subject site and adjacent site back to S. Main Street.**

503.2.5 – Dead ends

Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus. **Response: No dead-ends proposed as part of development. See above response.**

503.3 – Marking

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING–FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. **Response: Acknowledged; see response to 503.2.1.**

Town Engineer – ColeJenest & Stone – Lewis Hardee

1. Sent as a separate file. **Response: Acknowledged. Note that responses to marked up comments have been provided directly on the PDF and are included with this submittal.**

Town of Rolesville – Danny Johnson

1. Sheet C 2.0 Please include lot sizes and dimensions as shown on the preliminary plat. **Response: Typical lot dimensions provided on building 4 lots, consistent with preliminary plat.**
2. Sheet C 2.0 Please label CORSSE near Grand Rock Way. **Response: Label added.**
3. Sheet C 2.0 Please relabel "Private Street A" to approved street name. **Response: Approved street names added.**
4. Sheet C 8.1 Please change sheet reference from L-2 to C-8.2 for plant list for 60" Type A Buffer. **Response: Revised.**

Please reference the above responses and find the following documents enclosed for review:

- Preliminary SWM Report
Prepared by JAECO; dated 06/22/2020; last revised 09/30/2020
- Construction Documents
Prepared by JAECO; dated 06/22/2020; last revised 09/29/2020; entitled "A-Master Team Townhomes"

Should the Town of Rolesville need to discuss any comments further, please feel free to contact us directly.

Sincerely,



Travis Tyboroski, P.E

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