

April 10, 2020

City of Raleigh
Public Utilities
1 Exchange Plaza, Suite 620
Raleigh, NC 27601

**RE: The Point
Preliminary Subdivision Plat 1st Review Comments
City of Raleigh Project No. PR-20-01
WR Project No. 02180280.10**

Mr. Beasley,

We are writing this letter in response to comments dated February 12, 2020. Each of the comments are repeated below, followed by our response.

PUBLIC UTILITIES

Sheet 4.0

1. Water lines and phasing lines should be shown on the Overall Utility Plan.
 - ▶ **RESPONSE: Water and Phasing lines are now shown. See sheet 4.0 for details**
2. Sewer extension should be to the low point of PIN: 1768267208.
 - ▶ **RESPONSE: Sewer has been revised to be extended to the low point of PIN # 17682672008. See sheets 4.0 and 4.1.12 for details.**

Sheet 4.1.1, 4.1.8

3. There will need to be a FH at the traffic circle.
 - ▶ **RESPONSE: Fire Hydrants have been added at each Round-a-Bout. See sheet 4.1.1 and 4.1.8 for details.**

Sheet 4.1.1

4. Water/sewer in Jolly Ln private r/w, storm pipe must be 15' from the public sewer line. Storm sewer may cross but cannot run parallel within 15' of the public sewer line.
 - ▶ **RESPONSE: The sewer has been relocated to Quarry Road to maintain the 15' of separation, the water line on both Jolly Lane and Quarry Road remain. See Sheets 4.1.1, 4.1.2, 4.1.4, 4.1.5, 4.1.8, 4.1.10, 4.1.11, and 4.1.12 for details.**

Sheet 4.1.2

5. FH must be at every intersection (Quarry/Solace).



- ▶ **RESPONSE: Fire Hydrant has been added at the inter section of Quarry and Solace. See sheet 4.1.2 for details.**

Sheet 4.1.4

6. FH must be at every intersection (Marvel/Alley B).
 - ▶ **RESPONSE: Fire Hydrant has been added at the inter section of Marvel and Lissome (was Alley B). See sheet 4.1.4 for details.**
7. Please provide easement reference for existing sewer easements.
 - ▶ **RESPONSE: Easement reference is shown on overall utility plan. See sheet 4.0 for details.**

Sheet 4.1.6

8. Waterline in Mirth Ct cul-de-sac should terminate with a FH.
 - ▶ **RESPONSE: Fire Hydrant has been added to terminate Mirth Court. See sheet 4.1.6 for details.**

Sheet 4.1.6, 4.1.8, 4.1.10, 4.1.12

9. SCM device should not be located within the ex. sewer easement.
 - ▶ **RESPONSE: The SCM ponds 3, 4, 18, 7, 6, 9, and 13 have been revised to be outside of the sewer easement. The grading has been reduced so that the slope across the sewer easement on ponds 4, 6, 9, 13, and 18. A small wall was added in front of the existing sewer easement at pond 3 and 7. See sheets 4.1.6, 4.1.7, 4.1.8, 4.2.10 and 4.1.12 for details.**
10. Storm pipe cannot run parallel within CORSE, must be 15' horizontal separation.
 - ▶ **RESPONSE: The existing sewer line on Quarry Road and all sewers are offset 15' from storm. See sheets 4.2.1 and 4.2.8 for details.**

Sheet 4.1.11, 4.1.12

11. Waterlines are not shown in public R/Ws.
 - ▶ **RESPONSE: The water line on Marrow Court, Reverie Way, and Troupe Way are now shown. See sheets 4.2.11 and 4.2.12 for details.**

Sheet 4.1.12

12. Waterline should terminate with a BOA in road stub.
 - ▶ **RESPONSE: Reverie Way is terminated with a BOA. See sheet 4.1.12 for details.**
13. Prop sewer easement should be shown, offsite sewer easement must be reviewed by Raleigh Water and recorded by deed prior to CD approval.
 - ▶ **RESPONSE: Note this area is preliminary in nature and shall be surveyed. Once surveyed, the route will be determined and adjusted so that easements may be recorded by deed prior to CD approval.**

14. Prior to approval of construction plans, the project engineer must submit a downstream sewer capacity study in compliance with the CORPUD Handbook for review and approval. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed, tested and accepted by the City of Raleigh prior to release of a Certificate of Occupancy

- ▶ **RESPONSE:** *We have expanded the offsite view on the overall utility plan and added this note to the sewer it references.*

Sincerely,
WithersRavenel



Alexis Carambot
Engineer III

Included with submission:

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