



Date: December 8, 2023

To: Town of Rolesville Planning and Zoning Staff

From: Marty D. Bizzell, PE, CPESC

Re: Cobblestone Village
SP 21-01 REV, 3rd Submittal

As Engineers of Record, Bass, Nixon and Kennedy, offers the following responses to the comments for the above referenced comments:

Sheet C1.1

1. Overall Site Data table. Flex building type should be included in the Total Retail/Commercial square footage label as the SF is included. Label to read "TOTAL RETAIL/FLEX/COMMERCIAL" for clarity.

BNK Response: Flex building type has been included and labeled accordingly.

2. The number of stories labels for buildings should match those shown on the elevation sheets.

BNK Response: The number of stories have been labeled according to the building elevations. Building 4 is a one story building with walk up outdoor seating.

3. Label the width of ramp and show ramp with handrails. Label width of raised plaza.

BNK Response: Dimensions have been labeled accordingly.

4. Clarify on plans if the brick setwall/retaining wall is 1.1' – 1.6' above the raised plaza/walkway side.

BNK Response: Top and bottom elevations of seat wall have been labeled.

5. How will pedestrians get through the 16" DBL Brick & Rowlock Border and SOD? Maintain a 5' minimum width walk for pedestrians.

BNK Response: This area has been revised to accommodate pedestrians.

6. Appears to be a proposed retaining wall added around Privette insurance office? Provide section or detail to clarify what is happening between existing and proposed grades.

BNK Response: The wall has been labeled and top/bottom of wall has been shown.

7. Label building 8 FFE.

BNK Response: Building 8 FFE has been shown.

8. Remain consistent with building labels. Buildings 1 & 7 show apartment square footage, the others only show apartment count.

BNK Response: Apartment units have been shown accordingly.

Sheet C2.1:

9. Repeat-Note 2 states backflow preventers are located within buildings. Update Note 2 (remove bldg.. 5 & 6 from the note) as backflow preventers are outside of building 5 and 6.

BNK Response: Note has been updated.

Sheet C3.1:

10. Repeat-Add structure labels to the updated storm. Add revised storm design to storm drainage chart on sheet C3.8 with rims and inverts. Identify what storm is new.

BNK Response: All structures have been labeled and included in the storm drainage chart.

11. Provide top and bottom of wall grades for retaining walls. Clarify which are TW/BW. Typ.

BNK Response: Top and bottom of wall elevations have been added to retaining walls.

12. Verify how stormwater runoff will drain to structure 35 from building 3. Will there be an underground roof leader connection? Will there be patio drainage structures?

BNK Response: Additional spot elevations have been provided to show drainage patterns. Underground roof drains will be provided. No patio drainage structures as proposed as patio has a 2% cross slope and will drain away from the building.

13. Add grades to ramp and retaining wall. Include detail/section. Railings required for ADA ramps greater than 5% slope, include detail.

BNK Response: Elevations and handrails where necessary have been provided.

14. How is the area draining to structure 27? Rim is shown at 438.46' in the storm drainage structure table on sheet C3.8 but no additional contours are shown inside of 441'. How will the area outside of brick and rowlock drain to structure?

BNK Response: Rim elevation has been corrected. Additional spot elevations have been provided in the area to show drainage patterns.

15. How is patio area drainage being collected to structure 28? Grade appears to be flat along wall.

BNK Response: Additional spot elevations have been provided to show drainage patterns in this area.

16. How is drainage getting out of Privette Insurance Office with the new proposed retaining wall? Provide positive grading towards low point.

BNK Response: Additional spot elevations have been provided to show drainage patterns in this area. No construction proposed on the Privette property.

17. Low point shown with no drain in place. Adjust grading or storm network as required.

BNK Response: Inlet and pipe have been shown.

18. Railing is required for ADA ramps if slope is greater than 5%. Provide typical detail.

BNK Response: A typical detail have been provided.

Sheet C3.2:

19. The top of riser is shown at 426.50' on sheet C3.2 and 245.18' on C3.8. Which is correct?

BNK Response: Top of riser elevations have been corrected on plan sheets.

Sheet C3.4:

20. Add inlet protection to all storm drainage structures.

BNK Response: Inlet protection has been provided accordingly.

Sheet C3.8:

21. Several rim elevations in the storm drainage table do not match those shown in storm package. Rims that do not match are circled on sheet. What are the correct rims?

BNK Response: Rim elevations have been corrected to be consistent.

Sheet L1.1:

22. Trees should be placed with a 10' minimum separation from water service lines. Adjust tree away from water service line as required.

BNK Response: Tree location has been adjusted accordingly.

23. Tree placed on top of storm pipe. Adjust tree away from storm pipe and structure, 10' min.

BNK Response: Tree has been relocated.

24. Repeat-Tree placed in curb. Adjust tree placement out of curb.

BNK Response: Tree has been relocated.

Site Lighting

25. Repeat-The lighting plans have not been updated to reflect the revised building and parking updates.

BNK Response: Lighting plans have been updated to reflect current site plan.

Sheet C5.5:

26. Guardrail required for walls greater than 30" in height.

BNK Response: Acknowledged.

Storm Drainage Package:

27. See the HGL Charts and Stormwater Package for markups related to HGLs and Drainage Areas.

a. HGLs-Ensure all pipes are sized based for a 10-year storm. Several pipes appear undersized based on HGLs extending outside of the pipe. Adjust pipe sizes as required.

b. HGLs-Inlet 27 rim is shown at 441' in the storm package and 438.46' on sheet C3.8. If 438.46' is the intended rim elevation to use, this will not provide enough ground cover for pipe.

BNK Response: Per email correspondence, HGL's are acceptable. Rim elevations and cover have been revised accordingly.

Review Group/Staff:

1. For 4th Submittal of Revision to SP 21-02, provide a written response to all comments and cloud/bubble any/all changes in the plan set.

BNK Response: Acknowledged and revisions have been clouded.

2. (Partial Repeat) GREENWAY near Building 7 and SCM-Per Applicant Response, as they stated at the 10/12/2023 online TRC Meeting, Greenway paving to begin shortly. By the time of next submittal provided status update on this.

BNK Response: Greenway will be paved once paving crew is back on site.

3. (REPEAT) Event and Overall Parking-Applicant response did not speak at all at the two Town owned/maintained Off-Site parking sites that are part of the overall parking equation for the development (Main Street Park gravel/TBD parking is across Young Street). See next comment also on parking.

BNK Response: It is our understanding that a temporary parking lot will be constructed across Young Street from site that will provide 30+ parking spaces as part of the LAPP project.

4. **NEW**-Regarding Parking-In keeping with the process that the Town Board of Commissioners originally conducted as part of the QJ Hearing process back in July through October 2021, UPDATE the Parking Study that was originally submitted and approved by Town Board; Staff finds the version revised dated June 29, please update that to reflect the current breakdown of Uses, their parking calculations/requirements, the permitted Deductions, and the required/provided.
BNK Response: Parking study has been revised and is included in this submittal.

5. **NEW**-Clarify the overall intention and use, going back to the original Development Agreement and Parking Agreement centered on “special events”, of the space near Building 6 termed “Event Space”; if there is no longer intention of this as a designated spot for “special events” per the original agreements, and it is rather just an open lawn area, consider removing term “event space”.
BNK Response: The open space in front of building 6 and will be considered event space.

6. **NEW**-Clarify if the intention is to create Public Access Easements (PAEs) over the “street/roads” that are named and provide circulation through the development: they are not Public Right-of-ways, hence Staff would presume should have PAE over them all. Suggest revising FSP-23-17 to also include PAEs and swiftly address this. If other solution has been long planned, please explain in response.
BNK Response: Entire property will remain under one entity ownership and drives will be private. No PAE is proposed as the property is under one ownership and drives will not cross property lines.

7. REPEAT V3-REPEAT V2-Lighting Plan (V2 Revision, Sheet 19/28)- This shows the ORIGINALLY approved layout and thus not reflective of the project layout and therefore the Lights/poles in those areas. Have DUKE revise Lighting Plan based on proposed layout and re-submit. Area around Building 8 clearly is not what this sheet shows; Building 4 is a completely different shape/orientation from original community center, and unclear if Lighting should be changed to accommodate?
 1. Applicant Response is “Duke Energy currently revising/will be provide once received.”**BNK Response: Lighting plans have been updated to reflect current site plan.**

8. **FYI**-The next possible Town Board of Commissioners meeting to conduct the required Quasi-Judicial Hearing is January 4, 2024. The schedule must be followed exactly in order to achieve this:
 - a. December 20, 2023-The Agenda/Packet for that must be published by.
 - b. December 23, 2023 (Saturday)- the Required Notification letters for the QJ Hearing must be post-marked by this date per 160D.

- c. December 23, 2023 (Saturday)-The required Property Sign notifying of Hearing must be placed on property by this date per 160D.
- d. December 18, 2023-Staff must be at a Review position of “no further Comments.”
- e. December 11-15, 2023- A 5-day TRC Review period is required for the next review.
- f. **4PM on December 8, 2023**-Deadline for receipt of Next Submittal for possibly achieving the 01/04/2023 Town Board Meeting.
BNK Response: Acknowledged.

City of Raleigh Public Utilities-Tim Beasley

- 1. REV V3-See PDF of mark-up comments on Sheet C2.1.
BNK Response: RPDA’s have been added for the fire lines for buildings 1, 3, 7, and 8. A public fire hydrant has been added near building 4.

Engineering (CJS/B&M)-Brian Laux/Jacque Thompson

- 1. See 3 PDFs – (1) a memo dated 11-15-23, (2) Site Plan mark-ups, (3) HGL Calcs & Profiles Mark-ups
BNK Response: Acknowledged.

Wake County Fire/EMS-Brittany Hocutt

- 1. The FDC for building 3 is not correct. Plans from Joe show FDC at left side stairwell which was approved by Wake Co. Fire Services
BNK Response: FDC location has been revised accordingly.
- 2. The FDC for Building 6 will need to be street side with hydrant (comments noted from 12/2021)
BNK Response: A remote FDC has been added to backflow near Basalt.

Wake County Watershed Management-Janet Boyer

- 1. V3-No comments were received-please contact Wake Co. directly, and report to Planning where Applicant/development stands in relation to these County development permits.
BNK Response: Updated S&E plans will be updated to the Wake County permit portal.
- 2. V2-Wake County permit SEC-055248-2021/SWF-055250-2021 have not been modified. Permits must be revised. Upload to Wake County permit portal for review.
BNK Response: Updated S&E plans will be updated to the Wake County permit portal.
- 3. REV V1-Modify Wake County permits SEC-055248-2021/SWF-055250-2021 as necessary to reflect changes.
BNK Response: Updated S&E plans will be updated to the Wake County permit portal.