



QUANTECH ENGINEERING
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PROJECT NAME: Harris Creek Farms
SUBMITTAL TYPE: Construction drawings
TOWN'S CASE NUMBER: CID-25-03



THE CSC GROUP
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY

COMMENT REVIEW AND RESPONSE DOCUMENT		
COMMENT		1 ST SUBMITTAL RESPONSE
PLANNING - Michael Elabarger - melabarger@rolesvillenc.gov - 919-554-6517		NOT APPROVED
1	Provide a Written Response to ALL comments / Add revision dates to all submittal materials / Cloud/bubble all changes	Added to Title Block
2	Add "CID-25-03" to the Cover sheet and on every plan set sheet.	Aded See top of Cover sheet
3	FYI -- CID-25-03 Plan Set has been reviewed for consistency with PSP-24-05; contact Meredith Gruber at mgruber@rolesvillenc.gov with any questions; use CID-25-03 in the email subject line.	As mentioned in the TRC Meeting, when we drew up the plans for the 401/404 impacts, the buffer at the entrance encroached into our parking. Where the old lot 10 moved next to SCM 2, this does make the parking lot more practical.
4	Lighting Plan – Light poles are observed on the Overall Utility Plan and Utility Plan Sheets; however, there does not seem to be a Lighting Plan from (energy provider, either Duke Energy or Wake Electric); is it missing?	I have reached out to Duke Progress and Wake Electric, I was having a hard time getting a response from Duke, and it was not until last week that they told me to contact Wake Electric.
5	All Site Layout and Similar Sheets – If you have not already done so, contact Wake County GIS for street names and addresses; these are required prior to signatures.	Done and will continue to work with them.
PARKS & RECREATION - Eddie Henderson - ehenderson@rolesvillenc.gov - 919-703-3567		NOT APPROVED
1	Please include the Town's standard detail for the boardwalk (page 23 of the PDF which is the 2023 Engineering Standards Manual) and the Greenway typical section (page 20 of the PDF)	See sheet 73 "Greenway details"
ENGINEERNG - Jacqueline Thompson - Jacqueline.Thompson@bolton-menk.com - 919-417-6753		NOT APPROVED
Cover		
1	Update the case number to "CID-25-03"	Aded See top of Cover sheet
2	Provide signing and striping plans for the subdivision.	See Sheet 14
3	Provide plan/profile sheets for the greenway.	See sheets 67-72
4	We have noted that the lighting plan is pending per the submitted checklist. Please note that a lighting plan will be required for approval of the CID.	Understood, trying to get Duke Progress to work on this but it is hard to get them to reply
Sheet 3		
5	Since this sheet includes demolition, please change the sheet name to "OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN".	Done
Sheet 7		
6	Please confirm the appropriate property owner agreements are in place for the access easement due to the roadway crossing multiple properties, in addition to the church.	See enclosed agreement from the Alston's and the Church.

7	The property to the north of the existing gravel drive (between A4 and A6) does not have a label. Please provide a label and property information if needed.	Added A5
Sheet 10		
8	Label the proposed greenway with dimensions and material. (This applies to all applicable sheets.)	Labels have been added
9	Label the radii at the intersection of Gideon Drive and the proposed paved access.	Added turnout radii
10	Please provide more detail for the connection of Gideon Drive and the paved access. Details should include, but not be limited to, dimensions of pavement on the site plan and a typical section with pavement details. There needs to be enough detail so the contractor knows how to construct the paved access and the Town inspector can confirm it is being constructed correctly.	See Sheet XXX 57 XXX for this detail
11	It is hard to see the crosswalks and parking lot striping with the current line colors. Adjust plotting settings so striping shows up better. (This comment applies to all applicable sheets.)	We identified this issue and corrected
Sheet 11		
12	Provide a clear differentiation (preferable with hatching) for the mulch greenway versus the asphalt greenway.	See hatch on trails
Sheet 12		
13	Please provide an update of the status on the lot owner permissions. Once permission has been granted, these notes should be removed. If permission isn't granted, remove the proposed sidewalk from the plan.	Part of the note removed
14	Please provide dimension callouts for the ROW along Jonesville Road even if it "varies".	Dimensions add, there are three, annotating 60', 80' and 100' R/W
Sheet 14		
15	Include appropriate site details, including but not limited to, details of greenway, curb ramp, curb drainage transition (rolled curb to standard curb) and driveway apron. Include an additional sheet if needed.	See details sheets, We placed the road, sidewalk, driveways after the site plans. The Greenway details after the greenway P&P.
16	Provide a typical cross section of the greenway and reference the section within the drawings.	See Sheet 73 for this detail
17	Include pavement design in road section details.	See sheet 15 right side with curb detail
Sheet 16		
18	General note applicable to the entire plan set: The Town prefers black and white plans. Please provide a black and white set for the next submittal.	Understood
19	Label the soil stockpile circles on this sheet.	Labeled
20	Label the red hatching (contractor parking) and add to the legend.	Labeled
21	Show the 30' Sanitary Sewer Easement lines or remove the callout.	Removed for stage 1 EC
Sheet 17		
22	The perimeter buffers are labeled "parameter" throughout the Erosion Control sheet. Please revise. (This comment applies to all applicable sheets.)	Spelling corrected
23	Reference Erosion Control details on the legend where applicable. Note that "Arc inlet protection" is called "Horseshoe Inlet Protection" on the detail.	EC reference renamed on plans
Sheet 19		
24	Confirm wetlands encroachment permitting has been submitted/approved for all areas where the plans show limits of disturbance encroaching into the wetlands.	401/404 has been submitted.
25	Adjust limits of disturbance lines to be within the property boundary or provide/label easements. (This comment applies to all erosion control sheets.)	See EC Sheets
26	The limits of disturbance along the proposed paved access should be shown within the easement. Also, label the easement.	Done
Sheet 20		
27	Confirm wetlands encroachment permitting has been submitted/approved for all areas where the plans show limits of disturbance encroaching into the wetlands.	401/404 has been submitted.

Sheet 21		
28	The limits of disturbance along the proposed paved access should be shown within the easement. Also, label the easement.	See EC Sheets
29	The limits of disturbance along the proposed sidewalk needs to remain within the ROW/easement. Also, label the ROW and sidewalk easement.	Construction of Sidewalk may not fit within Easement but we do have authorization from land owner to construct the sidewalk.
30	Confirm wetlands encroachment permitting has been submitted/approved for all areas where the plans show limits of disturbance encroaching into the wetlands.	401/404 has been submitted.
31	It is unclear what the callout "TREE LINE TO BE REMOVED (TYP.)" is pointing to. Please clarify.	Treeline turned on
32	The limits of disturbance line along Jonesville Road is not accurate given the road widening in this area. Adjust to account for Jonesville Road construction. Also, when will Jonesville Road widening occur? If construction will occur during Stage 2 Erosion control, remove widening linework from Stage 1.	Updated.
33	Label the Jonesville Road ROW and provide dimension (even if it is "varies").	Labeled.
Sheet 25		
34	Please confirm if the intent is for the construction crew is to park outside of curb; if not, please adjust the hatch.	Just providing a general area, we all know they will park where they want.
35	Please confirm if the intent is for the soil stockpile area to remain after the parking lot is paved; if not, remove it from EC Stage 2.	No, Stockpile is for construction not for permanent storing.
36	Fix property detail overlapping text.	Done
37	Add "permanent diversion ditch" to the legend. (This applies to all Stage 2 EC plan sheets.)	Done
Sheet 27		
38	Please confirm if the intent is for the soil stockpile area to remain after the street is paved; if not, remove it from EC Stage 2.	No, Stockpile is for construction not for permanent storing.
Sheet 33		
39	Fix the sheet map; Sheet 37 appears twice.	Fixed, note you can click on these to jump to it
Sheet 36		
40	Label all greenway culverts (size, inverts). Show riprap at outlet. If these are not culverts, please label them and provide a detail. (This comment applies to all applicable Grading and Drainage plan sheets.)	Greenway culverts are identified on the plans and their size and inverts are on sheet 44 and the greenway plan and profile sheets
41	Please add the sheet number for each SCM to reference the SCM details/profiles. (This comment applies to all SCMs on Grading and Drainage plans.)	added
42	Confirm that retaining walls will be privately owned/maintained. If not, provide public maintenance easements.	Yes they will be HOA owned/maintained and we are also providing an emasement
43	Show proposed parking lot striping to confirm ADA accessibility requirements are met. Handicap spaces require a pedestrian ramp for access where there is curb and gutter. (This comment is applicable for all parking lots.)	See sheet 10 & 12 for parking lot detail
44	Please clarify if the dashed lines with arrows are meant to signify ditches. Please label them and add the line type to the legend.	This dashed line also has an "S" in it to represent sewer line, the arrow shows the flow direction of the sewer main, See legend.
45	Add rim and invert information to all catch basins, yard inlets, etc. (This comment applies to all grading and drainage plan sheets.)	See sheet 44 for pipe information, the plan would be too cluttered if on site plans, also see plan and profile sheets for information.
46	Add drainage pipe labels (length, size, material, slope). (This comment applies to all grading and drainage plan sheets.)	See sheet 44 for pipe information, the plan would be too cluttered if on site plans, also see plan and profile sheets for information.
Sheet 37		
47	Please confirm that the catch basins CI-202 and CI-209 are located at low point; with the sheet break, it is hard to tell.	Confirmed, see plan and profile sheet, low point is at Sta 20+61.92

48	There is a drainage structure and what appears to be a short run of pipe just south of property number 24. Please confirm if this is a yard inlet. Is the intent to provide a drain under the wall? Label the inlet (name and rim elevation), pipe (diameter, inverts), and design/provide rip rap at the outlet.	it is an inlet, see sheet 68 for more detail on this pipe (Culvert 5).
49	Show where the matchline to Sheet 38 starts to make it easier to follow from one plan sheet to the other.	Done
Sheet 38		
50	Confirm that the grading along the cul-de-sac reflects the curb and gutter. Grading doesn't seem to match what would happen with curb and gutter.	We identified this issue and corrected it.
51	Please confirm that positive drainage will occur to the yard inlets behind lots 1 through 6 once the building pads are graded.	We identified this issue and corrected it, there is more drop in the back yard now.
52	Please label the stormwater structure upstream of YI-404.	No structure, it is an open end pipe.
53	Please label the stormwater pipes and structures behind lots 14 and 15 and design/show rip rap at the outlet.	See sheet 67 for more detail on this pipe (Culvert 2).
54	At FES-400, design/show rip rap at outlet. (This comment applies to all stormwater outlets.)	Dissipators have been added.
55	Please confirm that the Town's standards are being met as they relate to ADA compliance on greenways. Refer to the Town's Standard Engineering Manual (Section 2: Greenways) for more information. Provide plan/profile sheets of the greenway for further review. https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf	Done, see Greenway plan and profile sheets.
56	Revise the matchline at the bottom of the sheet to "SEE SHEET 39".	Correct, though the sheet numbers have changed.
Sheet 39		
57	Revise the sheet number to 39.	Correct, though the sheet numbers have changed.
Sheet 46		
58	Fix text overlap near MH-117.	fixed
59	All street light poles should be located behind the sidewalk. Revise accordingly.	moved light poles behind sidewalk, is there a particular distance we need between the pole and sidewalk? Do we need any easement?
60	The proposed light pole and existing electrical pole along Gideon Drive near the tie in with the proposed paved access are in very close proximity and very close to the sidewalk. Confirm constructability of this.	We will talk to the Church to see if we can remove this pole, right now it is to provide power to an abandon building.
61	Please show driveway locations for individual lots to check for conflicts.	Driveways added.
Sheet 48		
62	There appears to be a conflict with the electrical pole and the sidewalk near the northern property line of the Henry Alston parcel. Revise as required.	adjusted sidewalk to go around utility pole and guy wire.
63	Please revise the callout referencing the Rolesville Project PSP-23-03 to show the CID number instead.	Done
Sheet 51		
64	In answer to the question on the submitted checklist. Yes, landscape plans must be signed and sealed by a Landscape Architect.	Okay, still trying to find a RLA, I feel I am being ghosted by everyone I reached out to
Sheet 53		
65	Label all ROWs in plan view within plan/profile sheets.	Added dimension for the R/W
66	Vertical curve lengths should be in 50-foot increments. Please revise all vertical curves accordingly.	Done
67	In the profile views, the pipes that overlap text make text hard to read. Please revise so text is easier to read. (This applies to all plan/profile sheets.)	I think we got all the overlapping text.
Sheet 54		

68	Please eliminate vertical curves where there is minimal grade change. Vertical curves are required where grade change exceeds +/- 1.5%.	Done
69	Provide a minimum of a 0.2-foot drop between inverts for sanitary sewer. (This applies to all sanitary sewer piping.)	We are working with the City of Raleigh to meet their standards, there may be some variance to their standards due to construction
70	Provide a minimum of a 0.1-foot drop between inverts for storm sewer. (This applies to all storm sewer piping.)	Not tracking that this is a requirement but we have complied with this as best as we can.
Sheet 58		
71	Please add a label here calling out minimum depth requirement.	This would not meet minimum depth here as this pipe is daylighting
Sheet 59		
72	Fix overlapping text within SCM-1 Reach-2 Profile.	Done
73	Confirm that there is a minimum of 24 inches cover over the storm pipe at CI-146.	Adjusted pipe & grade to ensure proper cover
Sheet 60		
74	Fix overlapping text within SCM-2 Reach-2 Profile.	Done
75	Confirm that there is a minimum of 24 inches cover over the storm pipe at CI-236. Provide a minimum of 24 inches of cover over storm drainage. (This applies to all storm drainage.)	Adjusted pipe & grade to ensure proper cover
Sheet 61		
76	Fix overlapping text within Storm East Reach-2 Profile.	Done
Sheet 62		
77	Provide an existing conditions sheet for the Jonesville Road Widening area and more clarity about what is new pavement versus mill & overlay. Limits should be shown on the plan view, or with notes, or a typical section.	See sheet 3 for the existing conditions sheet and we have added hatching to show the difference from existing to added pavement
78	Please show any signs along Jonesville Road and provide details.	I am assuming you are referring to subdivision sign and we have provided an easement for this but we do not have a sign design yet.
79	Remove pipe alignment lines from the striping plan.	Done
80	Fix overlapping text.	Done
Sheet 63		
81	Provide 0.1-foot drop between inverts for storm sewer. (This applies to the entire plan set.)	see comment #70
Sheet 64		
82	Please add a legend or notes to provide clarity on the intent of this design. These should include but not be limited to information about milling extents and pavement design.	
Sheet 65		
83	Proposed grading appears to be filling over the outlet of the existing culvert that crosses Mitchell Mill Road. Confirm this culvert will still work with proposed grading.	This pipe was actually extended and daylights halfway down the slope.
84	Proposed grading appears to be cutting along an existing retaining wall. Confirm this will not impact the integrity of the wall.	That wall is not on the existing sheet and was proposed but NCDOT request to not add it.
85	Provide lengths and inverts for all proposed culverts.	See pipes on plan, now showing inverts
86	Label existing signs and whether they need removal/replacement.	See Sheet 78, we have labeled them.
87	The existing tele-comm structure appears to be impacted by road widening. Confirm if this will be relocated or removed and revise plans accordingly.	I have confidence that Contractors know what to do in these instances and will relocate if required, we did label on plans.
88	Where there is proposed grading occurring next to existing tele-comm structure and power pole, please confirm these will not be impacted or indicate their removal/relocation.	I have confidence that Contractors know what to do in these instances and will relocate if required, we did label on plans.

89	Proposed grading appears to be cutting along an existing retaining wall. Confirm this will not impact the integrity of the wall.	That wall is not on the existing sheet and was proposed but NCDOT request to not add it.
90	Provide a separate existing conditions/demolition plan for the Mitchell Mill intersection.	added see sheets 78
Sheet 70		
91	Confirm how the proposed waterline will be constructed without interfering with driveway culverts. Will driveways require patching? Provide additional notes and information as needed. (This comment applies to all the driveway crossings.)	Good Question, I am not in construction so I do not know, but I did place a note on sheet 79 to insinuate not blocking access to lo
92	Please provide more information about the proposed method of installing the proposed waterline under the existing culverts. Confirm if the culverts will need to be replaced.	I am assuming they will dig a trench on either side & either push the pipe through the earth under or hand shovel a hole to slide under
Sheet 75		
93	Proposed waterline is shown with existing grading. Please confirm minimum cover will be provided for the future condition as well. (This applies to all sheets related to this proposed waterline.)	See sheet 88 & 89 for typical cross section
Sheet 76		
94	If the proposed waterline will be installed during construction of widening, culverts will be removed. Therefore, show proposed condition after demolition in this plan.	See sheets 74 & 76
Sheet 77		
95	If the proposed waterline will be installed during construction of widening, culverts will be removed. Therefore, show proposed condition after demolition in this plan.	See sheets 74 & 76
Sheet 78		
96	Adjust the proposed gate valve to align with proposed water line.	Done
Sheet 79		
97	Show the proposed watermain extending into site and reference the drawing where this connects to subdivision waterline.	Done
98	Clearly depict the proposed condition versus future condition.	These have been labeled now.
<u>Erosion Control & Stormwater Report & Calculations:</u>		
Cover		
99	Provide rip rap calculations for all stormwater outfalls.	See report
100	Provide gutter spread calculations.	See report
101	Provide culvert calculations for all proposed culverts.	See report
Page 76		
102	Is this supposed to be "Storm 400 Outfall"?	Yes, that was missed, thank you corrected now
COR PUBLIC UTILITIES - Tim Beasley - timothy.beasley@raleighnc.gov - 919-996-2176		NOT APPROVED
1	Please include the public improvements quantities table for merger towns, attn: contractors block for merger towns and the public water and sewer permit blocks. These can all be found in Appendix D of the Raleigh Water Public Utility Design Manual. The water/sewer permit blocks should also be included on the utility plan sheets and plan/profile sheets.	Table added to cover sheet and permit blocks added to cover sheet and utility sheets
2	Please include the Raleigh standard utility notes.	Added to Utility overall sheet
3	Please call for and show a 3' City of Raleigh Utility Easement (strip easement along all lot frontages) to provide access to the WMs, COs and FHs installed outside of the R/W. This would eliminate the need to call out specific easement for the FH.	Added

4	Call out as existing with reference.	Labeled as existing with plat reference
5	City of Raleigh Sanitary Sewer Easement.	Changed label name
6	No need in a plug since it's a BOA.	removed plug
7	FYI, this boardwalk will not be allowed to be constructed over the ex. sewer main and within the easement.	We relocated the boardwalk to not conflict with the easement.
8	Please call out as SDR 26 PVC if installation is between 12'-20' depth.	Done
9	Please provide 2/10 drop between inverts.	Sorry I was thinking 1/10 for less than 45° Deflection
10	What is the reason for installing a 15" waterline?	according the the hydraulics calculation a 12" does not work, I went with 15" thinking PVC came in the same sizes as RCP but found out that I was wrong, now it is showing 16"
11	Will this be a bore and jack?	Yes