

03/01/2024

TO: Town of Rolesville Planning Department
502 Southtown Circle
Rolesville, NC 27571

V3 - PSP-23-03, Response to V2
Engineering Comments

SUBJECT: Reserve at Mitchell Mill 3rd Submittal **PSP-23-03 Engineering Comment Response**

In response to review comments provided on 01/08/2024, we are providing the following comment responses:

Sheet C-1.0:

1. Update the submittal name and number to the correct one: PSP-23-03.

SREG RESPONSE: This has been revised.

2. Confirm parcel information. According to IMAPS, there is only one pin for this property, not two, and the acreage varies from what is currently shown in the Site Information.

SREG RESPONSE: This has been revised.

3. Correct the location address (5109 not 5019).

SREG RESPONSE: This has been revised.

4. Break down setbacks for each zoning and make sure they match LDO Article 3.1.2. (RM, SF, and TH)

SREG RESPONSE: This has been revised.

5. Confirm the proposed lots. What is currently shown does not match MA 22-06.

SREG RESPONSE: Proposed lots now shown according to separate offline meeting with Town Staff.

6. Please include the following sheets with the next submittal:

a. - Signed sealed survey/TOPO

b. - Site Details

c. - Typical Street Sections

SREG RESPONSE: These have been included.

7. Confirm what utility improvements will be required along Jonesville Road and Mitchell Mill Road. Will these be separate plans or included in future submittals?

SREG RESPONSE: Utility improvements have been shown; Please also refer to correspondence with CORPUD regarding offsite W/L connection points.

8. Add greenway quantity as it was a condition of the zoning 2.3 miles plus/minus required per TB agenda

SREG RESPONSE: Greenway quantity has been added. SREG is reviewing this with owner as rezoning happened prior to SREG involvement.

Sheet C-3.0:

9. Please add curve information for existing adjoiners (sic) or master boundary.

SREG RESPONSE: This has been added; please also find sealed boundary survey.

10. Please add symbol(s) for survey monuments/irons to your legend.

SREG RESPONSE: This has been revised.

11. Label all ROW widths.

a. This comment applies to all sheets.

SREG RESPONSE: This has been revised.

12. Add bearing and distance for line segment in the SE corner.

SREG RESPONSE: This has been revised.

Sheet C-4.0:

13. #2 label is pointing to an open area. Revise location or turn layer on for demo'd object.

SREG RESPONSE: This has been revised.

14. Please include wetland impacts in the demolition plan.

a. Labeling the wetland impacts also applies to all other sheets.

SREG RESPONSE: Wetland Impacts will be finalized once grading is finalized during construction document review and approval. It is understood that land disturbance is contingent upon 401/404 approval.

Sheet C-5.0:

15. Following NCDOT's minimum design criteria, minimum centerline radii are as follows:

a. Local Roads: 230'

b. Collector Roads: 310'

c. Please review and revise accordingly.

d. Town of Rolesville to decide what they will allow for min radius on public alleys.

SREG RESPONSE: This has been revised.

16. Based on the Buffer determination letter: Streams A "Harris creek", B, E, F, G upper, G lower, and H all are subject to Buffers. (Buffer determinations apply to all sheets)

SREG RESPONSE: This has been revised.

17. Wetland buffers should be shown and identified on all sheets. Wetland impacts to be labeled and identified.

SREG RESPONSE: Wetland Impacts will be finalized once grading is finalized during construction document review and approval. It is understood that land disturbance is contingent upon 401/404 approval.

18. All Street centerlines to meet NCDOT standards. (min radii)

SREG RESPONSE: This has been revised.

19. Show setback table or reference cover. (LDO Article 3.1.2)

SREG RESPONSE: Setback table has been added to the cover.

20. Show buffers for Commercial Lot between commercial and residential Zoning
SREG RESPONSE: Compatibility transition buffer (10') will be shown on Commercial Area Site Development Plan (SEC 6.2.3.B.1)

21. Add the greenway to the legend, if not labeling
SREG RESPONSE: The greenway has been labeled.

Sheet C-5.1:

22. Based on the Buffer determination letter Streams A "Harris creek", B, E, F, G upper, G lower, and H. All above are subject to Buffers. Buffers to be shown and labeled. This comment applies to all sheets.

SREG RESPONSE: This has been revised.

23. Stream determination, Stream D no buffer, what are the plans for wetlands.
SREG RESPONSE: Sewer is not a permanent wetland impact; The greenway will likely be a short span of boardwalk to avoid impacts. This will be decided during detailed grading design during CDs.

24. Town of Rolesville uses the terminology "side path".
a. Side paths should continue to pedestrian ramps and crosswalks.
b. cross walks on Rolesville Road, major NCDOT road will need approval from NCDOT.
(applies to all NCDOT road crossings) Flashing light may be required by NCDOT.

SREG RESPONSE: This has been revised.

25. The SCM access easement is inside an existing sewer easement on site. Please review and revise accordingly.

SREG RESPONSE: This has been revised.

26. MUP path should taper down to 5' wide after the handicap ramps revise accordingly.

SREG RESPONSE: This will be revised.

27. A stop sign is needed at the intersections marked up on the plans.

SREG RESPONSE: Stop signs and stop bars have been added.

28. Label the ROW width on Jonesville Road.

SREG RESPONSE: This has been revised.

29. greenway not really connected to another greenway. (is this from private use.)

SREG RESPONSE: This has been revised.

Sheet C-5.2:

30. a. The proposed greenway is inside of your wet pond. Revise.
b. showing overlapping Type II Landscape Buffer and SCM maintenance and access easements. Proposed retaining wall inside easement for SCM.

SREG RESPONSE: This has been revised.

31. Please label and dimension all buffers applies to all sheets.

SREG RESPONSE: This has been revised.

Sheet C-5.3:

32. Review and revise the SCM access easement; it is currently crossing private lots.

SREG RESPONSE: This has been revised.

33. Review and revise wall locations; currently crossing private properties.

SREG RESPONSE: This has been revised.

34. Confirm lots meet the minimum width requirements in the LDO and are therefore buildable. Review and revise.

a. This comment applies to all lots and therefore multiple sheets.

SREG RESPONSE: Minimum width has been reviewed; Detailed grading and specific product selection will be analyzed during CD design for lot fits.

35. Please label any road improvements on Gro-Peg Road, including buffers.

SREG RESPONSE: This will be updated during detailed design (CD's).

36. Please label and dimension all buffers.

SREG RESPONSE: This has been revised.

Sheet C-5.4:

37. SCM embankment cannot be in CORPUD easement. Please Revise.

SREG RESPONSE: This has been revised.

38. Please confirm and label side setbacks.

a. This comment applies to all sheets.

SREG RESPONSE: Setbacks are shown on the cover and building envelopes are shown on the enlarged siteplans.

39. Your proposed greenway is inside of your wet pond. Revise

SREG RESPONSE: This has been revised.

40. Bridge, Walk, and Road are not shown on this sheet.

SREG RESPONSE: Bridge and road are shown; Existing bridge does not appear wide enough to safely route pedestrians.

41. Please confirm access to lots bordering multiple roads. This applies to all lots.

SREG RESPONSE: This has been revised.

42. Update the lane markings on Jonesville Road heading south.

SREG RESPONSE: This has been revised.

Sheet C-5.5:

43. Overhead Power will need to be relocated with the addition of this right in only turn lane.

SREG RESPONSE: Understood

44. LDO states a minimum of 30' between Townhomes and this is not met throughout the site. Review and revise.

SREG RESPONSE: This has been revised.

45. Update lane markings heading northbound on Jonesville Road.

SREG RESPONSE: This has been revised.

46. Fire truck turning min. required. radius is 28' for standard tee turn around not met please revise.

SREG RESPONSE: This has been revised.

Sheet C-5.6:

47. Please add a label for the future commercial section.

48. Label and dimension all buffers/setbacks/easements.

49. Confirm these lots meet the minimum dimension requirements.

SREG RESPONSE: This has been revised.

Sheet C-5.8:

50. Public easements are located on private lots. Revise design.

SREG RESPONSE: This has been revised.

Sheet C-5.9:

51. Please label and dimension all buffers/setbacks.

SREG RESPONSE: This has been revised.

Sheet C-6.0:

52. Confirm the following waterline sizes:

- 12" for Road I & J Corridors
- Waterline for Jonesville Rd.
- Mitchell Mill Rd.

SREG RESPONSE: This has been revised.

53. Based on the Buffer determination letter Streams A "Harris creek", B, E, F, G upper, G lower, and H. All above are subject to Buffers. Buffers to be shown and labeled. This comment applies to all sheets.

SREG RESPONSE: This has been revised.

54. Wetland Buffers should be shown and identified. Wetland impacts should be identified.

SREG RESPONSE: This will occur during 401/404 permitting after detailed grading design is completed during CD's

Sheet C-6.1:

55. Please revise to show a waterline connection to Jonesville Rd. The current design has two blow offs and no connection to water. Please include the size of the waterline and the proposed material.

SREG RESPONSE: This has been revised.

Sheet C6.2:

56. The waterline will not be able to bend around this cul-de-sac as proposed. Consider ending

it straight in to save on pipe and fittings as well.

SREG RESPONSE: This has been revised.

Sheet C-6.5:

57. SCM Easement is cut in half by a retaining wall. Revise.

SREG RESPONSE:

58. Label storm easement or SCM easement.

SREG RESPONSE: This has been revised.

Sheet C-6.6:

59. Water and sewer connections, as well as hydrants, will need to be provided to the future commercial lot.

a. This comment also applies to Sheet C-6.9.

SREG RESPONSE: This has been revised.

60. If the intent is that street and utilities are to be connected to and extended in the future, utilities need to be extended to the property line.

SREG RESPONSE: Understood, however to avoid having a blowoff in the SS easement corridor, the W/L is stopped short on Street D.

Sheet C-6.8:

61. The waterline on street A will need to connect to the waterline in Mitchell Mill Rd. Update labels to match the new condition.

SREG RESPONSE: This has been revised.

62. Please show the waterline along Mitchell Mill Rd. and include size and material label.

SREG RESPONSE: This has been revised.

Sheet C-6.9:

63. Water and sewer connections, as well as hydrants, will need to be provided to the future commercial lot.

SREG RESPONSE: This has been revised.

Sheet C-7.0:

64. Based on the Buffer determination letter streams A "Harris creek", B, E, F, G upper, G lower, and H is all subject to Buffers. Buffers to be shown and labeled.

SREG RESPONSE: This has been revised.

65. Wetland Buffers should be shown and identified if wetland impacts are proposed.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is completed during CD's.

Sheet C-7.1:

66. wetland will need to be identified as what is being impacted, NCDEQ permit.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is completed during CD's.

67. Label a few more contours for clarity Existing and Proposed). Grading is very hard to follow.
SREG RESPONSE: Every existing and proposed contour is labeled.

Sheet C-7.2:

68. SCM easement needs to encompass the dam embankment in addition to allow room for maintenance.

SREG RESPONSE: understood and updated.

69. Wetland and stream Buffers need to be shown to avoid grading within the limits or are you proposing wetland and stream impacts in this area with permit.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is completed during CD's.

69a. showing overlapping Type II Landscape Buffer and SCM maintenance and access easements proposed retaining wall inside easement for SCM.

SREG RESPONSE: Will continue to refine this area during detailed design.

70. How are you planning to get greenway across emergency spillway, look at alternate route.

SREG RESPONSE: This has been revised.

71. 16ft of grid could cross property line, Temporary construction easement?

SREG RESPONSE: Wall has been lowered slightly; however will continue to refine this area while keeping cognizant of open space requirements.

72. The proposed swale in this area for rear will require an easement when crossing (2) or more lots.

SREG RESPONSE: Understood. This will be more thoroughly depicted during detailed pad grading; The grading shown for preliminary plat is proof of concept; Detailed grading will include building pads, swales, driveway slopes, etc, and will be shown on CD's.

73. Label a few more contours for clarity Existing and Proposed). Grading is very hard to follow.

SREG RESPONSE: all existing and proposed contours are labeled.

Sheet C-7.3:

74. Review the retaining wall may not be necessary.

SREG RESPONSE: As grading is refined, walls are shortened or removed wherever possible.

75. SCM easement needs to encompass the dam embankment in addition to allow room for maintenance.

SREG RESPONSE: Understood and revised.

76. Wetland Buffer needs to be shown to avoid grading within the limits or are you proposing wetland impacts in this area with permit.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is completed during CD's.

77. When the driveways are to be located on the high side, there will be storm conflicts with driveways.

SREG RESPONSE: This will be analyzed and refined during fine grading as gutter spread calculations are completed.

78. Label a few more contours for clarity Existing and Proposed). Grading is very hard to follow.

SREG RESPONSE: All existing and proposed contours are labeled.

Sheet C-7.4:

79. SCM easement needs to encompass the dam embankment in addition to allow room for maintenance.

SREG RESPONSE: Understood and updated.

80. Wetland Buffer needs to be shown to avoid grading within the limits or are you proposing wetland impacts in this area with permit.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is completed during CD's.

81. Label a few more contours for clarity Existing and Proposed). Grading is very hard to follow.

SREG RESPONSE: All existing and proposed contours are labeled.

82. How are you planning to get greenway across emergency spillway, look at alternate route.

SREG RESPONSE: Understood and updated.

83. Move the outlet pipe of SCM #7 as it is too close to an existing sanitary sewer manhole.

SREG RESPONSE: This has been revised.

Sheet C-7.5:

84. SCM easement needs to encompass the dam embankment in addition to allow room for maintenance.

SREG RESPONSE: Understood and updated.

85. Wetland Buffer needs to be shown to avoid grading within the limits or are you proposing wetland impacts in this area with permit.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is completed during CD's.

86. Label a few more contours for clarity Existing and Proposed). Grading is very hard to follow.

SREG RESPONSE: All existing and proposed contours are labeled.

87. How are you planning to get greenway across emergency spillway, look at alternate route.

SREG RESPONSE: Understood and Updated.

88. Move the outlet pipe of SCM #7 as it is too close to an existing sanitary sewer manhole.

SREG RESPONSE: This has been revised.

89. Drainage swales and easement when crossing (2) or more lots.

SREG RESPONSE: Understood. This will be more thoroughly depicted during detailed

pad grading; The grading shown for preliminary plat is proof of concept; Detailed grading will include building pads, swales, driveway slopes, etc, and will be shown on CD's.

Sheet C-7.6:

90. Drop inlets are required for drainage.

SREG RESPONSE: Understood. This will be more thoroughly depicted during detailed pad grading; The grading shown for preliminary plat is proof of concept; Detailed grading will include building pads, swales, driveway slopes, etc, and will be shown on CD's.

91. The outfall structure is to remain outside of zone 1 buffer for the stream.

SREG RESPONSE: Understood and updated.

92. SCM easement needs to encompass the dam embankment in addition to allow room for maintenance.

SREG RESPONSE: Understood and updated.

93. Wetland Buffer need to be shown to avoid grading within the limits or are you proposing wetland impacts in this area with permit.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is completed during CD's.

94. Road drainage should be collected by SCM, not bypassed.

SREG RESPONSE: This has been Revised

Sheet C-7.7:

95. Will Jonesville Road improvements be part of this plan set?

- sections
- design (utilities/road)

SREG RESPONSE: Improvements have been shown per the NCDOT approval of the TIA; Detailed design will be shown as a part of the construction documents.

Sheet C-7.8:

95. Road drainage from on site should be run through SCM.

SREG RESPONSE: Understood.

96. The outfall should remain out of zone 1 buffer when possible.

SREG RESPONSE: Understood.

97. SCM easement needs to encompass the dam embankment in addition to allow room for maintenance.

SREG RESPONSE: Understood and updated.

98. The Wetland Buffer needs to be shown to avoid grading within the limits or are you proposing wetland impacts in this area with permit.

SREG RESPONSE: This will be done during 401/404 permitting after detailed grading is

completed during CD's.

Sheet C-7.9:

99. A junction structure is needed when alignment changes.

SREG RESPONSE: Understood.

Construction Drawings:

Please consider the following for CDs; These comments are shown as green in the markups and are not required for approval of the preliminary plat:

Construction drawing comments are noted, and detailed CD design is in currently in progress. The layout has changed particularly in the Townhomes section to accommodate previous round comments. Detailed reports and supporting documents will accompany the Construction Documents, and comment responses will be provided with the 1st CD Submittal.