



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS  
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DATE: May 27, 2022  
TO: Meredith Gruber  
Town of Rolesville Planning Director  
FROM: Marty D. Bizzell, PE, CPESC  
RE: Cobblestone Village SP 21-01  
9<sup>th</sup> Submittal Review

Dear Meredith,

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

**Planning-Meredith Gruber, Mike Elabarger**

1. As was done with the 9<sup>th</sup> Submittal, please address comments on plans and provide written responses to each comment noting resolution.  
**BNK Response: Written responses to comments are provided with this submittal.**
2. Community Center drop-off lane entry (single-lane/one-way) from (two-lane/two-way) Basalt Place-this is essentially a 90-degree turn from both directions on Basalt. Please consider smoothing out (shallower angle) the radius for the right-turn in movement (i.e., north-bound) which provides extra 'throat' at this entrance; revision could facilitate smoother vehicle maneuvers/fewer vehicle conflicts.  
**BNK Response: Developer requests that the Town address any comments related to the Community Center.**
3. Community Center drop-off-confirm striped 'Drop-Off Zone' area and shown rectangle shall be ADA compliant.  
**BNK Response: Developer requests that the Town address any comments related to the Community Center.**
4. Community Center-3 nearest parking spaces-
  - a. Shift 3 ADA spec spaces and then designate/sign the 3 spaces nearest building 'For TOR Use Only'.  
**BNK Response: Developer does not agree with reservation of parking spaces.**
  - b. Detail Heavy-duty surface material in these 3 spaces and area between curb and building site as this will be used as loading area to planned garage door on northeast side of building.  
**BNK Response: Developer requestes that the Town address any comments**

related to the Community Center.

c. Detail curb by these 3 spaces as mountable per intended vehicle access to building.

**BNK Response: Developer requests that the Town address any comments related to the Community Center.**

5. Based on known information about above-ground utility poles (Duke Energy) and understanding that Landscaping Plan was devised when plan was to underground utilities, review Landscape Plan for any potential conflicts.

**BNK Response: Power pole relocations have been shown on the landscape plan and proposed plant material locations relocated accordingly where in conflict.**

### **Planning and Zoning-WithersRavenel-Karen Mallo/Liza Monroe**

1. See PDF of a written Memo of comments-Town Staff have edited this.

**BNK Response: Acknowledged.**

### **Engineering-Brian Laux/Jacqueline Thompson**

1. See three (3) PDF's – mark-ups of 3 individual sheets. Written Summary:

#### SITE PLAN Sheet C-1.1:

1) Add a wheel stop to provide protection at ADA ramp. Grading plan (still have not addressed the drainage concerns in the ROW for Main Street)

**BNK Response: Wheel stop added.**

#### Grading Plan Sheet C-3.1:

2) Drainage in Main Street has not been addressed (like to see if it can be added to the NCDOT storm)

**BNK Response: Proposed drainage in Main Street will be by the LAPP project. We are currently showing the drainage per the CADD files provided for the project. As discussed earlier today, we will coordinate with NCDOT prior to constructing any widening in the area. A note to this affect has been added to the plans. We will also work with NCDOT through the widening encroachment process to address any concerns they may have.**

3) Low point in Main Street prior to intersection needs to collect drainage, requires a structure. (There was talk of having the curb invert the flow, section on Sheet C4.3 does not represent this, and spot elevations not provided).

**BNK Response: Per our discussion, we propose to not add a curb inlet in the widening section, rather due to the small amount of runoff, we propose to allow the flow to drain down the flow line of the curb. We have added spot elevations in this area to demonstrate our intent.**

#### Drainage Area Map

4) Proposed structure needs to be adjusted to new curb. Lengthening the pipe and moving the CI to the new curb based on this development (needs coordination with NCDOT Main Street job).

**BNK Response: Proposed drainage in Main Street will be by the LAPP project. We are currently showing the drainage per the CADD files provided for the project. As discussed earlier today, we will coordinate with NCDOT prior to constructing any widening in the area. A note to this affect has been added to the plans. We will also work with NCDOT through the widening encroachment process to address any concerns they may have.**

#### NCDOT-Matt Nolfo

1. See PDF of mark-up comments. Town Staff notes, in email he mentioned that “I assume the STIP team will have their comments.” No further Comments received by 5/23/22.

**BNK Response: NCDOT comments addressed from markup provided. We will work with NCDOT to address any additional comments through the widening encroachment approval process. Stop sign added, striped median shown on Main Street as well as trees relocated out of the r/w.**

#### COR Utilities (W/WW)-Tim Beasley

1. Via Email - “I would like them to show the easements on the CDs. The easements will need to be recorded by plat or deed prior to acceptance of the utilities. Raleigh would want to review the proposed easements prior to recordation. “Town Staff notes that this is REPEAT comment also made on the 8<sup>th</sup> and 7<sup>th</sup> Submittal reviews.

**BNK Response: Water easement is shown around the meters as requested. All public water easements will be recorded prior to acceptance of infrastructure.**

#### Parks & Rec/Greenways-Mical McFarland

1. No further comments regarding the Greenway.  
**BNK Response: Acknowledged.**

#### Fire/EMS-Brittany Hocutt

1. Via Email-no additional comments after the 8<sup>th</sup> submittal for Cobblestone.  
**BNK Response: Acknowledged.**

#### Watershed Management-Jeevan Neupane

1. No comments received.  
**BNK Response: Acknowledged.**