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V2 - Response to ENGINEERING V1 comments

November 1, 2022

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Below are the comment responses to the first review comments that was received January 24, 2022.

Sheet CVR:

1. Please complete the title block including who it is drawn by, date, and any revision information relevant; this information should be updated during various submittals to help everyone keep track of the current versions and most up to date submittals.
Response: **These dates have been added.**

Sheet 2.0:

2. Please correct the typo in the trail location note; "may" is mis-spelled. This note also applies to Sheet 2.2.
Response: **This has been corrected.**

Sheet 2.2:

3. The greenway trail standard detail shows a trail width of 10', please update trail widths along Woodlyn Park Drive and Mulberry Tree Drive accordingly.
Response: **8' roadside trails are being proposed in these locations to assist with minimizing the environmental impacts.**
- a. Greenway material should be included in the greenway trail labels.
Response: **The material for each greenway has been labeled on the site plan sheets.**
4. Is an easement going to be required to obtain for the section of trail connecting to Woodlyn Park, off the project site? Please clarify the intentions of working off the project site and any agreements that are in place.
Response: **An easement will be needed for this connection and will be worked out with the adjacent development.**
5. The trail crossing Tansley Crest Loop should be perpendicular to the road. Please revise accordingly.
Response: **This has been corrected.**

Sheet 2.3:

6. Please confirm the width and location of the sidewalk; The typical section shows an 8' walk directly behind the curb while the linework within the plans appears that it is not directly behind the curb.
Response: **This has been corrected.**
 - a. Ensure the typical section trail width matches that of the detail. The detail shows a standard 10' trail width.
Response: **Trail width vary depending on the location, the trails along Woodlyn & Mulberry are to be 8' at the creek crossing to minimize impacts with all other trails being 10'. These are labeled on the site plan sheets.**
7. Ensure all details are properly labeled. The top middle detail is missing a title.

Response: **Labels have been added.**

8. The curb ramp details are not represented as shown in the site plans. Please update the plans accordingly, or update the details accordingly.

Response: **These have been labeled.**

Sheet 2.4:

9. Ensure the easement line (between Mulberry Tree Drive and Vintage Vinery Court) is correctly aligned.

Response: **This has been corrected.**

10. Please confirm if a boardwalk will be required as part of the trail to get across the wetlands.

- a. Additional details/sections need to be added if a portion of the trail will be a boardwalk.

Response: **Board walk details have been added with this resubmittal.**

11. Confirm the typical sections match the linework for the trail; See comment 3.

- a. Due to the increased width and location of the sidewalk along Mulberry Tree Drive that connects to the greenway trail, think through the constructability of the pedestrian ramp to allow ADA requirements to be met.

Response: **This has been corrected.**

12. Please ensure pedestrian ramps are properly placed. There is a ramp along Mulberry Tree Drive that does not have a receiving ramp.

Response: **This has been corrected.**

13. No note has been identified on the plans for how the wetland will be dealt with where the road is to be constructed over it. Please ensure accommodations are made for these areas and it is made clear on the plans what the expectations are.

Response: **These areas will be impacted and will be accounted for as a part of the contraction drawing approval.**

14. Please label and dimension all easements and buffers. This note applies to all sheets.

Response: **These callouts have been noted on the site plan sheets.**

15. Ensure all right-of-way dedications are clearly labeled. The right-of-way on the western side of Rolesville Road is not clearly depicted.

Response: **This has been noted on sheet 2.4.**

16. Please verify dimensions at the end of Cranapple Lane

Response: **This has been corrected.**

Sheet 2.5:

17. Please ensure sidewalks along Tansley Crest Loop are correctly shown.

- a. The sidewalk on Tansley Crest Loop does not connect to the greenway trail; it appears to stop short.

Response: **This has been corrected.**

- b. There is no sidewalk or greenway connecting to the western pedestrian ramp by Cranapple Lane.

Response: **This has been corrected.**

18. There is no scaled up site plan for the southern portion of the site. Please add another layout sheet to include scaled versions of the entire site or adjust viewports accordingly.

Response: **This has been corrected.**

Sheet 3.2:

19. There appears to be a hydrant lead going through a manhole on Wineberry Bush Lane. Please adjust accordingly.
Response: **This has been corrected.**

Sheet 4.1:

20. Clarify where the water goes after leaving the storm pipe crossing Tansley Crest Loop towards the North end of the project.
Response: **It will be ditched to along the property line to release back to the natural channel along the western property-line.**
- a. There appears to be a proposed swale being shown north of the project limits; please confirm the intentions and adjust as necessary; This comment also applies to Sheet 4.0.
Response: **The swale along the northernmost property line is to collect offsite drainage to pass through.**
21. A drainage easement should be provided if a swale crosses more than 2 lots. Please revise accordingly; there appears to be a second swale being proposed just south of the northern swale east of Tansley Crest Loop.
Response: **Easements have been added at these locations.**
22. Please see comment 25 regarding the catch basins placed at high points along Vintage Vinery Court.
Response: **These boxes are acting as a junction box in that they have upstream yard inlets that is collecting future lot swales.**

Sheet 4.2:

23. Confirm positive drainage across the bubble on Vintage Vinery Court.
Response: **This has been reviewed and will have additional details added during the CD review.**
24. According to the drainage areas map, the storm sewer should convey drainage from the cul-de-sacs to WP#1. Please show proposed contours as necessary to provide positive drainage or explain what the intention is for the drainage coming from Clover Cottage Lane and Wineberry Bush Lane.
- a. Consider providing a swale so that the drainage area for WP#1 collects as proposed. This is typical for all WP.
Response: **This has been corrected.**

Sheet 4.3:

25. Please reconsider the catch basins placed at high points along Vintage Vinery Court; this does not seem effective in conveying drainage. If structures are required due to the catch basins in the boulevard, consider a junction box.
Response: **These boxes are acting as a junction box in that they have upstream yard inlets that is collecting future lot swales.**
26. Contours outside of project boundaries should be greyed out for clarity of what is included in this project.
Response: **These contours have been lightened.**
27. The greenway should go around pond slopes, and culverts should be considered as needed. We understand that the greenway will be adjusted for construction drawings.
Response: **The greenway alignment in this area will be redone with the construction drawings once the utilities alignments has been set and the SCM sizing has been confirmed.**
28. Please show drainage swales indicating how the drainage areas will be collected for all WP.
Response: **Additional swales have been added.**

29. Ensure storm culvert bypass designs (25-year storm) are included with the storm package submittal. Sheet 5.0:
Response: **These calculations will be provided with the 1st construction drawing submittal.**

30. Please check the drainage area above Vintage Vinery Court. See comment 21 regarding swales crossing multiple lots.
Response: **This has been corrected.**

If you have any further questions or comments regarding this matter, please let me know.

Thank you,



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