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PSP 23-03 Reserve @Mitchell Mill (5109 Mitchell Mill Road)

Comment Responses for Strong Rock Engineering Group in Bold Italics

A. Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe

1. Provide a Written Response to ALL the comments received.
 - a. ***See attached sheet for detailed responses.***
2. Update/add revision Dates to all submittal documents.
 - a. ***As noted.***
3. Flatten or “OPTIMIZE” the PDF’s when creating them – the AutoCAD entries appear as “Comments” and so there look to be 1671 Comments.
 - a. ***Will Optimize PDF files before submittals.***
4. Sheet Index (Cover Sheet) – this reflects 35 Sheets; the plan set is 63 sheets; rectify one or the other so they are consistent.
 - a. ***The new submittal reflects design improvements and new sheet index.***
5. Cover Sheet Title – Revise “SPS” and “23-02” to “PSP-23-03”; add PSP-23-02 to EVERY sheet in plan set.
 - a. ***Revisions as noted.***
6. Phasing - Staff strongly suggests a Phasing plan be created that is logical and constructable, and can relate to Construction Drawing approvals, Wake Co. stormwater permitting requirements, and recording lots in Phases to facilitate/speed up the home construction.
 - a. ***A phasing plan will be developed after this submittal.***
7. Addresses & Street Names – Contact Wake County GIS/911 to go through the Street Naming process and have Lot Addresses assigned. Every lot – residential, open space, HOA, etc. should attain an Address.
 - a. ***Given the substantial changes associated with the revisions shown street names will be submitted to Wake County in January 2024.***
8. TA-23-05/Townhome Lot Frontage – Being that this Text Amendment and the ability to front Single-family Attached (townhome) Lots not on public right-of-

ways but rather private access easements, is not yet approved/in effect, this facet of the development cannot be approved of; further Review will occur. Note, these "MEWS <letter>" streets will require names same as public streets.

a. See November Town of Rolesville council minutes. TA-23-05 was approved. It is being applied here to the Townhomes section only.

9. See PDF Memo from WithersRavenel with 67 written Comments.

a. A more detailed responses list is attached.

10. See PDF of Mark-up comments on the PSP plan set from WithersRavenel.

a. This drawing set reflects the comments from Version 1.

B. Parks & Recreation - Eddie Henderson

1. Revise to show Sidepaths instead of sidewalks connecting Greenways along Street J and Street I or explain why this is not feasible.

a. Sidewalks are employed on areas of NRB crossings to minimize wetlands impacts and all this development to be permitted by such governmental agencies that review wetlands and stream crossings.

2. Revise to show crosswalk for Greenway across Jonesville Road and Street I.

a. Will do. Does Rolesville have an approved greenway crosswalk engineering details to add to the next review drawings?

3. Confirm the Greenway will connect to proposed the Greenway at the proposed Harris Creek Farm project.

a. It is our understanding that this project was withdrawn. Thus, no connections are shown.

4. Confirm that bike lanes are present to comply with the 2022 Rolesville Bike Plan.

a. As this area is not shown in the 2022 Approved plan we are proposing to employ example items "3. Granite Falls Blvd Separated Bike Lanes," "6. Redford Place Dr Bike Lanes," for street H. This is a 5ft bike lane with a 2 ft pavement markings separation and an 11ft travel lane for cars.

- b. For Mitchell Mill Road we are proposing an NCDOT separate multipurpose 10 bike line outside the vehicular travel lanes. This 10ft multipurpose lane will be shown it as an bike lane easement.***

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

1. See PDF's of: (1.) Memo written comments (72 + some for future CID plans) dated 9/1/2023; (2.) Mark-up comments on the PSP Plan set.

- a. The comments are well noted. Please see plans as they show significant revisions.***

D. COR Public Utilities -Tim Beasley

1. See PDF of mark-up comments on 10 select sheets – C6.0, C6-1, C6-2, C6-3, C6-4, C6-5, C6-6, C6-7, C6-8, C7-0.

- a. The comments are well noted. Please see plans as they show significant revisions.***

E. Wake County Watershed Management - Janet Boyer

1. Provide SIA including drainage area maps and Municipal Stormwater Tool.
a. A preliminary SIA is included.

2. Retaining walls need to be outside SCM easements – Revise Plans.
a. SCM's have been revised and redesigned.

3. All SCMs – show minimum 10 ft flat perimeter that is off the slope and within the easement.

- a. SCM's have been revised and redesigned.***

4. SCM access easements must extend to the right of way. Remove SCM easements from Neuse buffer.

- a. SCM's have been revised and redesigned.***

5. The “dry pond” is shown as USGS blue line; Provide NC DEQ buffer delineation or show 50' Neuse buffer.

- a. Buffers are shown. See Determination Letter NBRRO#19-235 and Letter of 26 July 2022 NBRRO#22-259 Buffer Determination Letter.***

6. Provide Neuse buffer, 401/404 approvals.
a. It has not been applied for at this time

7. Provide USCOE jurisdictional determination or remove disturbances to wetlands.
a. It has not been applied for at this time

8. Provide copy of the USGS Quad Map with delineated project limits
a. See Determination Letter NBRRO#19-235 and Letter of 26 July 2022 NBRRO#22-259 Buffer Determination Letter.

9. Provide copy of the Wake County Soil Survey map with delineated project limits.
a. See Determination Letter NBRRO#19-235 and Letter of 26 July 2022 NBRRO#22-259 Buffer Determination Letter.

11. Clearly show the Limits of Disturbance (LOD).
a. See drawings for E/C Plan limits.

12. Label dam safety ID numbers for the dams.
a. No dams were found on site. Please assist in dam location.

13. Remove greenway from Neuse buffer.
a. Greenway was redesigned and relocated out of the Neuse Buffer

14. How will drainage to the wetland be treated?
a. See Preliminary SIA

15. How will this project be phased? Please label phases.
See comment A.6.a.

16. Please contact Town of Rolesville floodplain administrator regarding required flood studies.
a. After this Submittal such meeting will commence.

F. Wake County Fire / EMS - Brittany Hocutt

1. Near lots 49/50 -- turn around needed.
a. Site plan revised.

2. Provide street cross section for street vs mews
 - a. **Plan sheets include street sections.**
3. Cul-de-sacs shall measure 80 ft minimum per fire department apparatus
 - a. **Cul-de-sacs shall be City of Raleigh minimum radius.**
4. Turning radius shall meet minimum of 28' r- some deficient locations noted: near lots 107, 108, 171, 174, 149, 150 and 154.
 - a. **Site plan has been revised to account for radius requirements.**
5. Buildings that exceed 30 feet in height shall have access road width of minimum 26' wide.
 - a. **Buildings for the residential elements are not proposed to be greater than 30 feet.**

G. NCDOT – Trevor Darnell

See PDF of the NCDOT Congestion Management Report, dated 10-07-2022, from when the TIA related to the Rezoning. Comments :

1. The number of proposed accesses, access restrictions, and turn-lane requirements should match those shown in the TIA recommendations. If these do not match, then additional analysis needs to be provided.
 - a. **Site Plan does not show connection from Mitchell Mill Road into the Commercial site as such site plan will be a separate submittal as no design is established for this area at the present time.**
2. Proposed laneage on Mitchell Mill Road is unclear.
 - a. **We request a formal meeting with NCDOT to sign off on the proposed laneage as Mitchell Mill Road is slated for future improvements.**
3. Additional comments may be provided with further review.
 - a. **Understood.**