

MEMORANDUM
– CIVIL
RESPONSES

Date: 3/11/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Wait Avenue (formerly known as Thales), V4
PR 21-01 Preliminary Plat
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat submitted by Stewart, dated February 17, 2022 and received February 28, 2022. We recognize some of the comments are related to the construction drawings and not necessarily a preliminary plat, however we believe it is prudent to provide these comments early in the process.

Sheet C1.00:

1. Please ensure all text is legible and easy to read. This comment applies to text on all pages.
 - a. Remove the black line in the bottom left corner of the sheet. This line was not on the previous submittal.
The black line at the bottom left corner of the sheet has been removed.
 - b. Please adjust the property owner text on the bottom of the sheet along Lots 28-34 so the text is clearly legible. The label was not on the previous submittal and was added per a previous comment.
The property owner text on the bottom of the sheet along Lots 28-34 has been made legible and is now not covered by other linework.

Sheet C3.00:

2. Please verify open space areas are correctly labeled. There appears to be two open space labels with inconsistencies in acreage values that are pointing to the same general area near Lots 238-242 and Lot 264. There was only one label on the previous submittal.
The Open Space labels have been verified and corrected.
3. Please confirm the intent of a crosswalk going towards the Thales Academy development. If a pedestrian crossing is intended here, please consider the following:
 - a. There is currently no connection from the walk to the crossing. Please ensure there is proper access to the crosswalk. There was a connection shown on the previous submittal.
The plans have been revised to show all sidewalks connecting to the 10' paved path on Wait Ave. The crosswalk and Thales Academy has been removed from the plans and from the scope of this project.

- b. REPEAT COMMENT: A signal should be proposed at crossings for 4 lane roads to ensure pedestrian safety.
The crosswalk and Thales Academy has been removed from the plans and from the scope of this project.
- 4. REPEAT COMMENT: The trail along Wait Avenue should remain inside the ROW and outside of the buffer. Please adjust accordingly.
Roadway Improvements have been added to the plans for clarity and the trail along Wait Avenue has been revised to be fully contained in the R/W.

Sheet C3.01:

- 5. The existing overhead electric was marked for relocation however, the easement appears to be shown in the same location on this sheet. Please verify the location of the easement or consider removing it. If the easement is staying, please add a label. The easement was not showing on the last submittal.
The existing overhead electric line has been removed from this sheet.
- 6. REPEAT COMMENT: Per the Town's Community Transportation Plan, Wait Avenue is to be a 4-lane road with curb and gutter. At the intersection between Wait Avenue and Austin Ridge Parkway please ensure the curb and gutter continues along Wait Avenue.
The roadway improvements have been added to the plans for clarity, curb will continue along Wait Ave.
- 7. REPEAT COMMENT: The NCDOT requires 10'x70' sight triangles when connecting to an existing state-maintained road. Please confirm why a second site triangle is listed or remove it. 10' x 70' sight triangles have been revised to be from the ROW and the 25' x 25' triangle has been removed from Wait Ave.
 - a. Sight triangles should be from ROW when connecting to a DOT roadway
The sight triangles have been revised on the Plans.
 - b. Verify sight triangles for internal intersections along collector roads as well.
Internal intersections now have 10' x 70' sight triangles for collector roads and 25' x 25' for local residential streets.

Sheet C3.02:

- 8. REPEAT COMMENT: The placement of pedestrian ramps should be carefully thought through. Crossing should be limited throughout the site to reduce risk for both driver and pedestrian. Please reduce the amount of street crossings throughout the site. This comment applies to all sheets.
Stewart was asked to add additional ADA Ramps in previous reviews. They appear to have been carefully thought through by the reviewers during their previous reviews. They are also in line with the industry standards for intersections.
- 9. REPEAT COMMENT: Where are the future roads connecting? There is currently no stub to connect to. Will sidewalk and roadway have to be disturbed for the future connections? To prevent disturbing the new street and sidewalk, consider adding stub streets for future connections.
Per Master Plan part of the SUP, the only planned future street to connect with Averette Road is from the collector street. Any further drives will be included in the scope of the individual future projects. There is utility easements shown on the plan and have been labeled to avoid confusion.

- a. The Master Plan shows 65 ft ROW continuing to Averette Road; please confirm and adjust easements/ROW as necessary. The current linework stops short of the property line. Confirm if this linework is ROW connection or just a utility easement for water and sanitary sewer.
The linework for the future connection has been modified to match the PUD and has been extended to the property line. The other linework has been removed as they are not found to be needed at this time.
10. General clean up items have been circled/marked up in red to draw attention to them.

These clean up items have been performed.

Sheet C3.10:

11. Please ensure all details and sections are properly referenced and included.
 - a. Comments referring to pavement sections should clearly state the name of the pavement section to which they are referring; the greenway section should not be the same as the roadway section.
This reference has been removed as details are not included with this set. The label has been revised to state that it is a greenway trail not roadway pavement.

There is reference of a detail on sheet C9.00, however that sheet is not provided.

Sheet C3.11:

12. REPEAT COMMENT: Please shift the stop bar on the western side of the southernmost Private Alley closer to the intersection; Per the UDO, top bars must be located four feet behind a crosswalk.
This stop bar has been shifted.
13. REPEAT COMMENT: Please confirm the angles of all intersections meet Town of Rolesville requirements. Per the UDO, no street shall intersect any other street at an angle less than 60 degrees.
This has been labeled on the site plans and clouded in the last submittal. All intersections are at 60 degrees or above.
14. The line in the title block indicating this 4th submittal is not showing. Please update the title block accordingly. This comment also applies to all sheets after this one.
The titleblock has 5th submittal on all sheets.

Sheet C5.00:

15. REPEAT COMMENT: Please clarify how drainage along Wait Avenue is being handled along the trail and in the ROW.

The agreement was to show the roadway improvements (including grading) during the construction document phases and to just show the R/W dedication to ensure that the improvements will fit. We have added the site line work for the roadway improvements as requested. Storm drainage design will be included during the Construction Documents phase.

16. Please label the arc that is located northeast of the wetlands by Public Street A.

This arc is erroneous linework and has been removed.

Sheet C5.01:

17. REPEAT COMMENT: The wall by SCM#2 should have a fence along the top. Please make sure this is indicated in the plans.
The wall has been labeled on top of the wall and will be detailed in the wall detail on the CD's.
18. There is a solid black line surrounding SCM#2 that does not appear to be a contour and is not labeled. Please either remove this line or add a label. This does not appear to be on the previous submittal.
This solid black line was erroneous and has been removed.

Sheet C5.02:

19. General clean up items have been circled/marked up in red to draw attention to them.

These clean up items have been performed.

Sheet C5.03:

20. REPEAT COMMENT: There is a slope labeled 3:1 on the east side of the drawing and south of SCM#2 that is incorrectly labeled. The contours do not match those of the other slopes labeled 3:1. Please correct the slope labels accordingly.

A wall has been added to the south of the sewer easement to mitigate the steep grades. Where the slope is 2:1, a note has been added stating to provide slope reinforcement for slopes grader than 3:1.

Sheet C6.00:

21. REPEAT COMMENT: Please show storm sewer on the Utility plan sheets. The storm sewer should be shown to avoid conflicts with sewer and water. Profiles submitted with the CD submittal will be reviewed to ensure there are no conflicts.

Sheet C6.03:

22. The 8" aerial sewer crossing leader by SCM #2 is not pointing to the sewer line. Please adjust accordingly.

This leader has been modified to point to the correct line.

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: Thank you for these comments. We will use these as we develop the construction documents to ensure that these comments are satisfied.

23. Please include erosion control sheets as part of the construction drawings.
 - a. Sheet C5.01: The limits of disturbance on the north side of the side were adjusted due to the north side of the wetland due to the retaining wall but you will need to show how the wetland is being protected from erosion during construction of this wall.
 - b. Sheet C5.01: The wetlands will need to be protected during the construction of the trail on the northeast side of the side.
24. Sheet C0.20: The pavement sections for the residential collector and residential local appear to be the same. Please confirm if this is the intention. If not, please revise. If they are intended to be the same for all typical sections, consider reducing to one pavement section to eliminate confusion.
 - c. Additional notes are shown on the markups for this sheet for clarification items to consider during construction drawing submittals.
25. Sheet C0.20: The private alley typical section references a pavement section. Please clarify which pavement section it is supposed to be referencing. Should there be a separate section for the alley?
26. Sheet C0.20 & C3.10: There should be a typical section and pavement section for the greenway and the notes should be revised accordingly.
27. There are wells shown on sheet C1.00 and sheet C6.00 in proposed lots 289 and 290. Please confirm if these wells will remain on these properties. If they will, please note if these wells are to be sealed or how they will be taken care of and ensure the proper documentation is completed for records.
28. Sheet C3.01: The proposed road improvements for NC HWY 98 – Wait Avenue need to match the Thoroughfare Plan and CPT. Please clarify the intentions of the improvements; currently showing an additional left turn lane.

29. Sheet C3.01: Please consider adding an ADA space near the mail kiosk.
30. Sheet C3.01 & C3.03: Consider revising the alignment for the pedestrian ramps and trail crossing at Public Street B near Lots 284/285 and 255/254.

31. Sheet C3.02: Please update the linework to reflect the 10' MUP, not the 5' walk.
32. Sheet C3.03: Transitions between new and existing sidewalk along Austin Ridge Parkway on the west end of the project should be considered to occur over a longer length for a smoother transition.
33. Sheet C3.10: Please consider showing pedestrian crossing striping at collector roads.
34. Sheet C3.10: The parking stall dimensions should be provided.
35. Sheet C5.00: The Grading & Storm Drainage plans show a storm pipe going into the headwall on the western portion of Austin Ridge Parkway. Please include details of how the storm pipe will be incorporated into the headwall.
36. Sheet C5.01: The placement of the retaining wall by SCM#2 seems to have affected the wet pond design. During CDs, please ensure the placement of this retaining wall will work with the proposed wet pond design.
37. Please ensure a storm package is provided that includes the HGL for the 25-year storm for all culverts.