



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 www.bnkinc.com

To: Meredith Gruber, Town of Rolesville Planning Director
From: Marty Bizzell, PE, CPESC
Date: May 17, 2022
RE: Cobblestone Village 8th Review
SP 21-01

As engineers of record, Bass, Nixon and Kennedy offers the following responses to the comments for the above referenced project:

Planning: Meredith Gruber

1. As was done with the 8th submittal, please address comments on plans and provide written responses to each comment noting resolution.

BNK Response: Acknowledged.

2. Provide metes and Bounds survey/legal description of TOR Community Center site as well as Veteran Memorial Site.

BNK Response: Previously emailed to Mical McFarland and also included with this submittal.

Parks and Recreation: JG Ferguson/Mical McFarland

See PDF of Email with text and sketches exemplifying 2 areas of Greenway modifications near/in Main Street Park (northwest corner of project site).

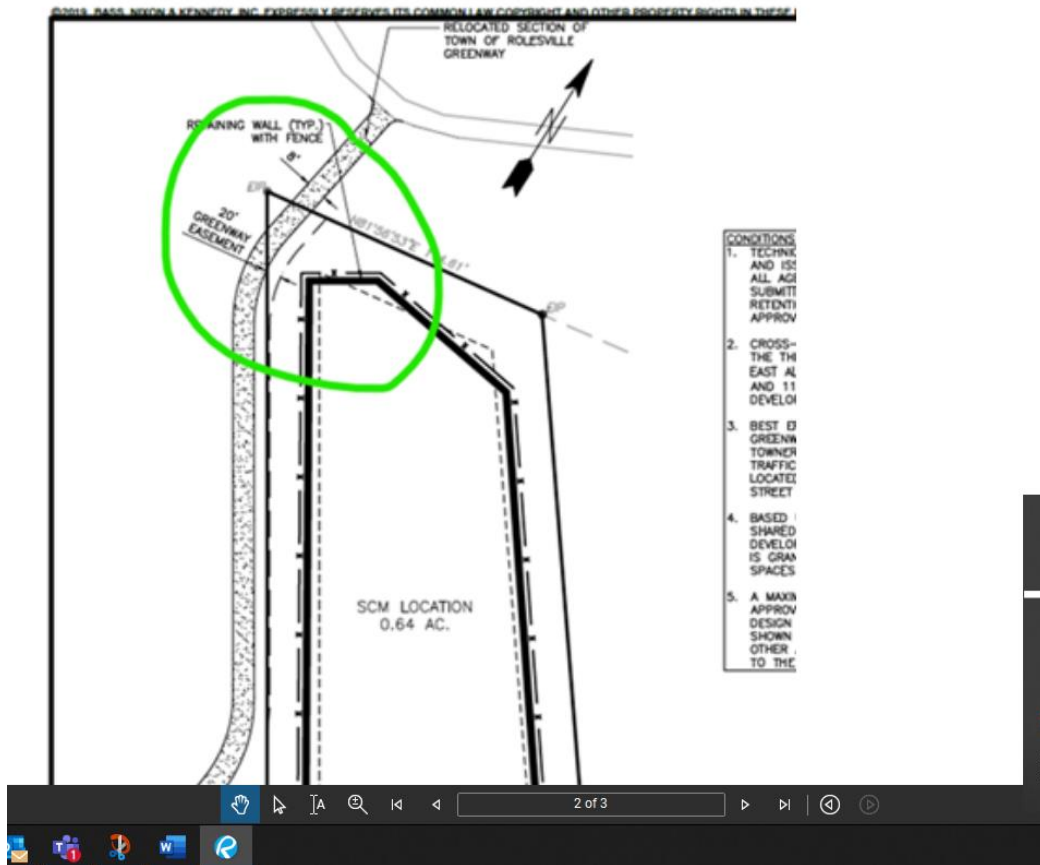
1. While the Town suggested/requested a crossover connection further south (see red line in image below), I believe Charles noted some obstacles in trying to connect there. If it's staying where it is now on the drawings, could we get the explanation to document why it is staying there (shown in the green encircled area below)? The plans don't have to be revised, just respond in writing saying, i.e., "The greenway connection to the park from the site could not be extended south of Building 7 because..."



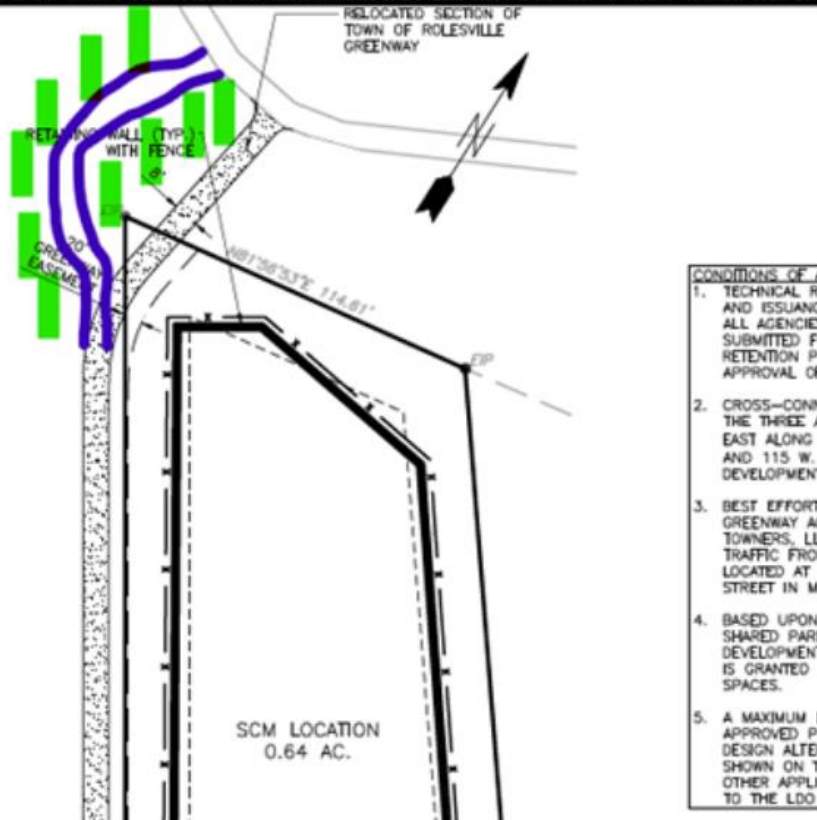
BNK Response: There are conflicts in the area, i.e., storm drainage and sewer pump station for Bldg. 7. We request keep the location as shown.

2. For the northwestern tip (see image below), this needs to be corrected as when we walked it, we marked a pathway further to the west, going around the site's property before connecting with the existing trail north. We need to have this accurate on the drawings. Also, there was talk of going back and planting trees along the area that will be cleared, could those be shown as well, i.e., #, type, and spacing of the trees?

BNK Response: *The greenway has been shifted as requested, and 18 large canopy trees have been added along the trail.*



The new trail will be more in line with this blue pathway below (and the green is for potential trees).



Planning and Zoning (WithersRavenel): Karen Mallo/Liza Monroe

1. *See also Mark-up on PDF*

Repeat Comment: The plans indicate that 3.48 acres of open space have been provided. The plans should be revised to show the open spaces calculations (required vs provided). Further, all open spaces on the plans should be labeled or hashed/marked as such to determine compliance with UDO Section 14. 13. 1.

BNK Response:

2. Please revise the Case Number to SP21-01.

BNK Response: Case Number has been added to Cover Sheet.

3. Repeat Comment: Several existing items are not clarified as being removed, replaced, or remaining. Please refer to the plan and make the necessary

revisions.

BNK Response: Items have been clarified.

4. Repeat Comment: Label the match-lines between the two details provided along the eastern property line.

BNK Response: Match-line has been labeled.

5. Site Plan Sheet C1.1: The applicant should revise the conditions of approval, as approved by the Board at their October 5, 2021, meeting. This would include the provision for the roundabout/drop-off area. Please include the date of the most recent SUP approval on the plans.

BNK Response: Condition and date of SUP approval has been added to the Site Plan.

6. Revised Comment: There are several blank “shapes” that are not identified on the plans. Please label these areas with their anticipated surfaces, materials, and purposes. THIS DOES NOT REFER TO THE HEXAGONS but rather areas that appear to be intended as mulched beds, lawn areas, pavement, water features, or bricked areas, etc. Please refer to the plans as these are marked.

BNK Response: Surfaces and materials have been labeled as requested.

7. Repeat Comment: It is understood that an off-site parking area is to be provided to accommodate those additional spaces. A note indicating the provision of off-site spaces to meet event parking requirements shall be added to the plans.

BNK Response: It was discussed and agreed that the 4/19/22 meeting with Town Staff that the site plan was approved by the Board of Commissioners as shown and did not include a parking requirement for event space. A separate economic development agreement will be approved with the town to provide funding or construction up to an agreed upon amount for off-site parking as discussed at the Board of Commissioners meeting.

8. Repeat Comment: Provide a detail what the seating will look like including seating installation and footings.

BNK Response: It was discussed and agreed to at the 4/19/22 meeting with Town Staff that we do not have details of the seating at this time. Seating is

shown per approved site plan.

9. Repeat Comment: In accordance with UDO 10.1.7.7. where a parking stall abuts a walkway, there shall be a space of 3.5 feet between the wheel bumper or curb and the edge of the walkway.

BNK Response: Per discussion with Town Staff at the 4/19/22 meeting, the parking spaces can be allowed as shown and wheel stops are not to be provided.

10. Revised Comment: A crosswalk should be added just north of Building 2 in the parking area (as marked on plans). Crosswalk details shall be provided to the detail sheets.

BNK Response: Crosswalk has been added.

11. New Comment: We are aware that several canopy trees are proposed to be planted within the plaza and sidewalk areas with the use of wells and grates. The plans should be revised to include a planting detail of the well and grate.

BNK Response: Planting well and grate have been added to Sheet C5.1.

12. Revised Comment: Ground covers should be noted in all blank beds and open areas-grass, mulch, vegetative ground cover, etc. As mentioned previously, we are aware that a General Note (#15) was added to the Landscape Plan to indicate that all beds and parking islands will be planted with grass. However, due to the number of beds and areas with trees and shrubs, it appears many of these areas will be mulch and not seeded. Further, the tree and shrub details indicate that the mulch will be pine straw. We would ask for clarification if that is intended over chipped or shredded wood mulch.

BNK Response: Ground cover notation has been added to the landscape plan and site plan.

13. New Comment: The following discrepancies were found between the actual number of trees provided and those listed on the plans or within the Plant List. The plans should be revised accordingly.

- Along the west perimeter buffer plans indicate 120 VML but only 70 are provided.

- Along the west perimeter buffer, the plans indicate 119 ICG but only 71 are provided.
- The Plant List indicates 119 ICG but only 71 are provided.
- The Plant List indicates 158 VML but only 108 are provided.
- The Plant List 24 JV but 29 are shown on the plans.
- The Plant List indicates 6 UP but 7 are shown on the plans.
- The plans show 106 LJ but only 98 are listed in the Plant List (the additional eight are shown on the stormwater facility parcel).
- The Plant List indicates 51 OF but 57 are shown on the plans.
- The plans list 14 OF by the dumpsters but only 12 are provided.

BNK Response: The Plant List has been revised and the plan has been updated.

Lighting Plan Sheet L1.01

Please note: As per Staff decision, the lighting plan will remain under review until such time that Duke Energy can revise the plans. An amended site plan and construction drawing will be submitted to address the lighting plan compliance with the ordinance requirements. We would recommend that the staff approval be conditioned up on the provision of the lighting plans. The following concerns shall be addressed:

1. The lighting plan shows the basic fixture and base installation detail. However, there is no information regarding exterior building lighting, cut-offs, or shielding. The plans should be revised to show this information.

BNK Response: Duke to provide revised lighting plan.

2. The plans should be revised to show and/or notes added to the plan to indicate the type and location and/or if building mounted lighting is proposed.

BNK Response: Duke to provided revised lighting plan.

3. It appears from the proposed lighting fixtures, that the proposed canopy tree(s) may be in conflict.

BNK Response: Duke to provided revised lighting plan.

4. The lighting plan should be revised to demonstrate compliance with Section 14.8.9., Spillover Light, which requires footcandle spillover not to exceed 0.3 at property lines adjacent to residential and 1.0 at property lines adjacent to commercial uses and right-of-way. It appears that the plans exceed these levels.

BNK Response: Duke to provided revised lighting plan.

5. The plans shall demonstrate compliance with Section 14.8.10, which requires that lamps for non-cutoff fixtures shall not exceed 100W. However, the plans propose lamps in excess of 150W, and it appears cutoffs are not provided.

BNK Response: Duke to provided revised lighting plan.

Engineering-Brian Laux/Jacqueline Thompson:

1. Sheet Cover: Storm calculations (02/10/&25 YR) and drainage area maps (pre/post/inlet) will be required prior to approval. The storm calculation package does not include curb inlet area maps to verify gutter spread and other calculations; also pipe line (9,10,11,12) from 10YR are not part of current plan set.

BNK Response: Per email correspondence (Attached) dated 4/26/22 from CJS, “25 yr. for any culverts which you do not have any”. The gutter spread is 2 year will not be needed in parking lot areas. (That will only be needed for any design for any of the improvement in the ROW).

2. Sheet C1.1: Verify sight distance triangles are based on Right and Left lane locations (currently based on centerline alignment).

BNK Response: Sight distances shown.

3. 14' access easement doesn't match dimensions for access easement label, or easement line is not shown; it looks like the utility line easement is shown.

BNK Response: 14' Access easement has been shown and labeled.

4. Need walkway for ramp along the parking spaces or remove walkway and ramp as discussed at the meeting on April 20.

BNK Response: Walkway and ramp have been removed.

5. With ADA Ramps shown, how is a pedestrian in a wheelchair to get past the wall and ramp as shown? Follow all ADA standards and requirements.
BNK Response: 4' clear width is provided.
6. For the EV spaces confirm if there should be wheel stops.
BNK Response: Wheel stops have been provided.
7. Provide adequate space for ADA ramp up against parking (looks tight).
BNK Response: Adequate space provided as shown per directional ramp detail
8. How is this work to be done on private land? Will there be dedicated ROW for the walk and parking to be constructed by Main Street project?
BNK Response: R/W to be dedicated and work proposed in this area to be completed by developer.
9. Sheet C3.1: Identify conflicts of minimum separation when not profiled. (Storm and Sanitary service, both are gravity).
BNK Response: No conflicts proposed. Sanitary sewer service will pass over top of storm drainage pipe.
10. Patio slope direction is toward Building 3. Please adjust.
BNK Response: Area drains have been shown in patio area.
11. Verify grade of walk from FFE. (low point, walk along Building 2 is lower than ROW). There is no drainage structure or swale for design in this area.
BNK Response: Proposed contours have been revised in this area and yard drains have been shown to drain the area.
12. What drainage structure are you proposing to connect for downspouts for Bldg. 8? The proposed swale around Building 8 goes off site so no splash blocking for this area as discussed.
BNK Response: Roof drains will be provided and piped to drainage structure

13. How is the access drive being collected based on grade/slope? Additional CI will be needed based on contours and proposed Post DA map going to SCM. This area will not allow to be released to the adjacent property as shown.
BNK Response: 2 additional inlets have been provided.
14. Repeat comment Top/Bottom of retaining wall around SCM.
BNK Response: Top/Bottom elevations of retaining wall have been provided.
15. Sheet C3.8: All storm items shall be as-built per the Town UDO Section 7.5.5, which specifies the requirements as-builts for storm.
BNK Response: Acknowledged.
16. Storm Calculations (02/10/&25 YR) and drainage area maps (pre/post/inlet) will be required prior to approval. The storm calculation package does not include curb inlet area maps to verify gutter spread and other calculations; also pipe line (9,10,11,12) from 10YR are not part of current plan set.
BNK Response: Per discussions and email correspondence, gutter spread is not required for parking lots and 25-year storm calculations are only required for public street crossings. Email correspondence included with this submittal.
17. Sheet L1.1: Will there be Tree Grates?
BNK Response: Yes, detail provided.
18. Sheet C5.1: General note that all details should be NCDOT for walks/street/ramps.
-Will need NCDOT details along the ROW
-Storm Drainage (must meet all NCDOT standards and details)
-Site Work (sidewalk/ADA ramps/curbs/etc.) (NCDOT standards and detail)
BNK Response: NCDOT details included and all work in the r/w will be to NCDOT standards and specifications.

19. Sheet C5.1: Where is the block wall detail being used?

1. Will the block wall section be used in the SCM wall?
2. Typical walls proposed throughout the site?
3. Any design for all along Main Street?

BNK Response: As discussed at meeting with Town Staff, we are showing a typical wall detail at this time.

20. Per your response, label the 1-2 to 2.5" and 8" stone in all areas.

BNK Response: Pavement detail on Sheet C5.5 has been modified to show 2.5"/8".

NCDOT-Matt Nolfo:

1. See PDF-it is mark-up comments on the 22-sheet 8th Submittal (dated 4-20-22 in the Cover Sheet left side bar), and then 2 sheets from the U-6241/LAPP project plans, in one PDF.

BNK Response: A meeting was held with NCDOT on 5/4/22. A copy of the minutes of that meeting are included with this submittal. Matt Nolfo is also to correspond with Town Staff to discuss the results of the meeting.

COR Utilities (W/WW)-Tim Beasley:

1. See PDF of email that contains a snipped image of a Comment from the plan set-it is about recording on a plat a "CORWLE" for shown water meters, and then expresses that/those Easements on the Plan set.

BNK Response: The CORWLE easement has been shown on Utility Plan and easement will be recorded prior to CO.

Marty Bizzell

From: Marty Bizzell
Sent: Thursday, May 5, 2022 1:42 PM
To: Brennan, Sean P; Nolfo, Matthew J
Cc: charles@CRHassingerConsulting.com; Kenyon Burnham
Subject: Cobblestone Village - May 4th Meeting

Sean/Matt:

Thank you both again for meeting with Kenyon Burham, Charles Hassinger and myself yesterday afternoon. The meeting was very productive and we appreciate your time.

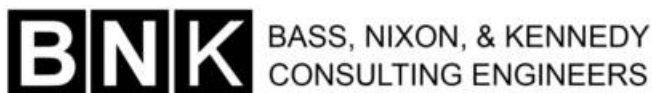
As a follow-up to our meeting, I wanted to provide a summary of the items discussed as well as decisions that were made.

- W. Young Street: The right-turn lane as proposed on the LAPP project plans by Stantec will suffice for the turn lane requirement at the Cobblestone Village site drive on W. Young St.
- S. Main Street: The LAPP project proposes to eliminate the existing center turn lane with striping at the Cobblestone Village site drive. The TIA requires a 125' left turn lane at the Cobblestone Village drive. It was determined that the existing center turn lane will remain until such time the LAPP project begins construction. Ultimately the proposed left turn lane as shown on the LAPP project plans will be extended by the developers of Cobblestone Village to accommodate 125' of left turn lane and taper in accordance with the requirements of the TIA. Cobblestone Village will submit plans to reflect the left turn lane.
- S. Main Street Widening (by Cobblestone Village): Cobblestone Village construction will most likely occur prior to the LAPP project construction. Cobblestone Village will construct their portion of the S. Main St. widening and plans will be submitted to reflect this widening occurring prior to the LAPP project construction. Cross sections (50') for this widening will be provided to NCDOT for review.
- The NCDOT encroachment agreement currently under review is for the water main connection only. The sanitary sewer extension within S. Main Street needs to be added to the encroachment. It was decided that a new encroachment agreement with both water and sewer will be submitted to NCDOT for review and approval.
- NCDOT agreed that the outstanding items mentioned above could be submitted and reviewed under the NCDOT Driveway Permit and Encroachment agreement process. NCDOT will have communication with the Town of Rolesville staff to inform them of these decisions.

We will be following up on the plan revisions and agreements and will submit to you as soon as possible.

Thank you again for your time and your assistance with the project.

Marty D. Bizzell, PE, CPESC
Senior Principal Engineer
Vice-President
marty.bizzell@bnkinc.com



6310 Chapel Hill Road, Suite 250
Raleigh, NC 27607 www.bnkinc.com
(p) 919-851-4422 (f) 919-851-8968

“Serving the Triangle and surrounding areas since 1969”

Marty Bizzell

From: Brian Laux <Brian.Laux@bolton-menk.com>
Sent: Tuesday, April 26, 2022 9:17 PM
To: Marty Bizzell
Subject: RE: HDPE

Marty,

- Thank you for capturing the impervious in front of Building 7.
- 10 year for the storm, 25yr for any culverts which you do not have any.
- The gutter spread is 2yr will not be needed in parking lot areas. (That will only be needed for any design for any of the improvements in the ROW.)

Will there be any dedicated ROW along Main Street or will the sidewalk be on the private property? The proposed curb is on the existing property line.

I finished the review and will be sending to Mike in the morning.
My phone number and email has changed. Please see below.

Brian Laux
ColeJenest & Stone
Bolton & Menk, Inc.
Phone: (919)719-1800 ext.3794
Mobile (919)309-6382
Email: brian.laux@bolton-menk.com

From: Marty Bizzell <Marty.Bizzell@bnkinc.com>
Sent: Tuesday, April 26, 2022 9:02 PM
To: Brian Laux <Brian.Laux@bolton-menk.com>
Cc: Michael Elabarger (michael.elabarger@rolesville.nc.gov) <michael.elabarger@rolesville.nc.gov>
Subject: RE: HDPE

Brian:

Thank you for the comments.

- We will add inlets to capture the runoff at Bldg. 7.
- We will also update the DA maps to reflect the new inlets.
- Regarding comment #51: Are you requesting the items highlighted in yellow only? We typically do not perform gutter spread calcs for private parking lots/drives. Also, the HGL's for storm conveyance is provided for the 10-year storm, but not the 25-year. Typically, the 10-year storm is used for stormwater conveyance design and the HGL's are provided accordingly. Please clarify and provide a code reference for the gutter spread and 25 year storm requirements.

Please let me know should you have any questions.

Thanks,

Marty D. Bizzell, PE, CPESC
Senior Principal Engineer