

CID-24-05 – Sanford Creek Sewer Line – V1 Submittal review cycle

START DATE: OCTOBER 2024	DUE DATE: _11-11-24_	TRC/STAFF Comments issued on: __11/04/2024__
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. <u>Property Owner Consent Forms</u> – Per further comments below – Unless an Easement already exists (Recorded) that will entail the bounds of all aspects of this project, an Owner Consent Form for all property owners is Required. The form for the Town of Rolesville is waived. 2. Provide a Written Response to ALL comments. 3. Add revision dates to <u>all</u> submittal materials. <ol style="list-style-type: none"> a. V1 Plan set expresses 3 different dates – Cover Sheet center says “August 2024”, Cover Sheet side bar says “July 2024”, and Digital seal/signature says “2024-09-23” (September) – and of course this submittal was received on 09-30-2024. Please decide on 1 original date for this plan set, and then on subsequent submittals, utilize the REVISION side banner box to reflect dates commensurate with Revisions made to the Plan set. 4. <u>Multi-Jurisdiction</u> – This project scope spans the Town of Rolesville and Wake Forest’s corporate limits, hence planning jurisdiction. How is that being coordinated? 5. <u>Sewer Easement</u> – Does an easement to include this planned sewer line already exist? IF not, how and when is COR going to create this easement? Will it be via a separate instrument (deed) or a Plat? Will the plat to create the Easement be processed through the Town? Through Wake Forest? Or will it be done as a presumed exempt plat? 6. <u>Property Ownership</u> – the submitted Application says City of Raleigh is property owner. Applicant also submitted a file with 9 properties listed entitled “property owners”. Staff concurs with the list as expressing the property owners. See Cover Sheet comment on this. See also comment about easement. 7. <u>Cover Sheet</u> <ol style="list-style-type: none"> a. Add “Construction Infrastructure Drawing” and “CID-24-05” to main title; suggest it read “Construction Infrastructure Drawing (CID-24-05), Sanford Creek Sewer Interceptor, Raleigh Water (or City of Raleigh Utility Dept.)” Do not include ‘City of Raleigh, North Carolina’ as that reads like an address, and this site is not in the City of Raleigh, it is in b. Add “CID-24-05” to every plan set sheet. c. Move “Schedule of Sheets” from 2nd Sheet to Cover. d. Per the “Property Parcels” file submitted, add/Provide a complete list/table of involved Properties, with all pertinent reference info: PIN, Address, Ownership, Legal Description, Acreage, etc. 	

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	<p>e. <u>FYI TOR Signature Blocks</u> – Town will provide a stamp noting approval; leave a ‘white space’ approximately 3”x4” to scale on cover sheet.</p> <p>f. There are Wake Forest signature blocks – see Comment #3 about jurisdiction.</p>	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. In previous meetings with the City of Raleigh and Black and Veatch, COR agreed to bring a sewer stub into Mill Bridge Nature Park so that the Town of Rolesville could connect future facilities to this sewer line. Please revise to show this connection. 2. Confirm if there are planned impacts/removal/replacement of (Greenway) boardwalk on the Rolesville side of this project. 3. Please confirm that any sections of Greenway that are disturbed/damaged during this project will be reinstalled and, if possible, provided an estimate of how much of the Greenway is expected to have to be reinstalled. Building on this question, will the Greenways be reinstalled as how they were previously? Or will grading work be a part of this project and slopes may change? 4. <u>Sheet C-04</u> - Town seeks to work with COR as needed to minimize as much permanent clearing in the park as possible; ie have the sewer easement follow the Greenway as closely as possible. 5. <u>FYI comment</u> – The Town of Rolesville is planning on canceling our spring concert series due to renovation work at the Mill Bridge Nature Park Amphitheater and moving it to the fall. The Town is willing to work with COR on this timing of this project and our concert series. 	
Engineering - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> 1. See PDF of Written Memo comments – there are 15. 2. See PDF of mark-up comments on the plat – there are 22 entries/comments. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. S-5538 is the assigned Permit number. Please include the public sewer permit block on each sheet and add this Permit Number. 2. Normally, pipe material is specified in/on the CD Plans. You may want to go ahead and specify proposed material to ensure that the proposed material meets minimum COR standard. 	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> 1. Submit to NCDOT for a 16.1 Encroachment for the crossing under Rogers Rd, and temporary construction entrances for the proposed construction access points. 2. Design the crossing under Rogers Rd as perpendicular as possible. 3. Ensure the bore pits are outside of the theoretical 1:1. 	
Wake County Fire / EMS - Brittany Hocutt	<p>No issues noted with sewer upfit project- FYI: all efforts shall be made so that access in/out of the housing development shall not be blocked so that Fire apparatus can <u>always</u> access the residents in case of emergencies where sewer line crosses roadways (Rogers Road, Heritage Gates Drive)</p>	