

11/01/2024

To:

Town of Rolesville Planning Department
Attn: Michael Elabarger
502 Southtown Circle
Rolesville, NC 27571

**V2 - CID-24-04 -
Response to V1
ENGINEERING
COMMENTS**

SUBJECT: Reserve @ Mitchell Mill 2nd Submittal CD set
CID-24-04 – Reserve at Mitchell Mill

This memo summarizes the review of Construction Plans for Reserve @ Mitchell Mill submitted by Strongrock Engineering, dated 06/04/2024 (received 06/11/2024).

Sheet C-1.0:

1. Please include the submittal number on the cover sheet (CID-24-04).
2. Please include Erosion Control Sheets (and add them to the Sheet Index Table).

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation.

Sheet C-5.0:

1. Update “General Notes” to be specific to this project.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete.

Sheet C5.1:

1. Please confirm if the overhead power has an existing easement that will need to be removed during platting.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. It is planned to relocate this overhead power as part of the construction of this site.

2. Remove drainage easement from lot area square footage calculations (this comment applies to all lots).

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. It is planned to relocate this overhead power as part of the construction of this site. This comment is not applicable due to the cluster zoning classification of this project.

3. All pedestrian ramps should be defined for what type/detail they should be constructed as; those details should be included.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. Appropriate details have been included into this submittal.

4. Striping is shown on this plan, but signing is not clear. It appears stop signs are shown, but a signing/striping plan should be considered. Additional signs to include (if applicable), but not limited to: Speed limit, Pedestrian Crossings, Dead End/Future Roadway, No Parking

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. As NCDOT completes their reviews all road striping and traffic signage will be included.

Sheet C5.2:

1. Please confirm if access will be available through the plantings in the buffer. Consider aligning the access easement with the greenway.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. Access will be through the greenway only.

Sheet C5.3:

1. Confirm the property lines and retaining wall locations. There appears to be a couple of areas of overlap.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. As the grading plan is developed retaining walls and individual property lines will be aligned and coordinated.

Sheet C-5.4:

1. Sidewalk and sidepath cannot just end. Please revise. This was previously discussed, but please let us know if there are any concerns with revising. (This comment also applies to Sheet C5.2).

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. Such elements do indeed stop at the property line. Thus these elements will offer future connectivity

Sheet C-5.8:

1. Please confirm if there is enough room for a vehicle parked here to back out. We have seen bump outs in parking lots like this to allow backing out.

2. Confirm if pedestrian ramps will be here

3. The Town's Standards Manual and LDO specify the maximum length of a cul-de-sac to be 500'. Please review and adjust accordingly.

4. Please confirm the status of the offsite plans for Mitchell Mill Rd. The signing and striping, as well as widening widths and construction information should be included/notes added.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. This comment does not apply as parking lots have been redesigned to typical parking lot dimensions and forms

Sheets C-8.1 thru C-8.9:

1. Please verify slopes at retaining wall tie-ins. Please verify slopes in all areas identified on plans.
2. Please provide additional contour labels.
3. A typical section for the greenway should be included; per the Town's Standards Manual, the greenway should have 2' shoulders and 3:1 slopes or flatter.
4. All sidewalks and greenways should be ADA compliant. Please review grades and revise accordingly.
5. Add detail and dimensions for riprap dissipater pads.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. Town Standards are being incorporated into this CD set. The sidewalks and greenway will go through an complete ADA analysis to insure ADA accessibility for all the citizens of Rolesville.

Sheet C-8.1:

1. A profile or elevation information needs to be provided for SCM #6 Wet Pond outlet pipe; Please confirm there is not a crossing conflict with existing sanitary sewer.
- 2.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. The SCM's have gone through a preliminary design review and such conflicts will be eliminated

Sheet C-9.1 thru C-9.21:

1. Please include profiles for the greenway.
2. With the steep grades for streets, sidewalks will not be ADA compliant. Please review and adjust as much as possible.
3. The maximum grade allowed for local streets when approaching an intersection is 5% for the last 100 feet of pavement, per the Town's Standards Manual.
4. With the steep street grades, please think through the catch basins and how drainage will flow past them; consider double catch basins on the steeper sloped roads.
5. Confirm minimum cover is being provided for all utilities. Labels should be included in all profiles for minimum cover and minimum separation requirements.
6. Show existing utilities as grey for existing vs. proposed clarification.

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Sheet C-9.18:

1. Please confirm grading limits with the roadway linework at the end of Monkeywrench Street. A temporary construction easement may be needed.

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Sheet C-9.24:

1. Please confirm the purpose of the sheet showing the existing grade of Jonesville Road.

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Sheet C-9.25:

1. Jonesville Road has proposed utilities and sidewalk; proposed grade profile should be shown since new pavement and curb are being constructed.

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Sheet C-9.30:

1. Please clarify what this line represents (see markup).

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Sheet D-1.0:

1. With 16' width, a 2' concrete flush curb will be required for alleys to provide support of the pavement, and additional driving surface for fire and garbage access. "No Parking" signs should be shown on the CD plans.
2. Plantings are not allowed within the 5' strip; per the Standards Manual, this is a utility strip. A planting buffer will be needed behind ROW/sidewalk. Please revise.

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Sheets D1.1 thru 1.3:

1. Wake County Details should be used for all Erosion and Sediment Control. NCDOT Details should be used for Street and Storm. City of Raleigh Details should be used for Sewer and Water.

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Stormwater Impact Analysis:

1. Please include rip-rap calculations.
2. Please identify outlet velocity from FES.

SREG RESPONSE: This is the first full CD submittal. The sheets will include CID-24-04 documentation. As this is the first full CD submittal the page numbers have changed as the site documents are more complete. The above comments are part of the CD development process and are going to be fully addressed in order for this site to be realized. The appropriate calculations will be presented and provided for a full and complete review.