

**02/03/2025**

To: Town of Rolesville Planning Department  
502 Southtown Circle  
Rolesville, NC 27571

**SUBJECT:** Hills at Harris Creek 1<sup>st</sup> Submittal CID-24-07 Engineering Comment Response

In response to review comments provided on 12/04/2024, we are providing the following comment responses:

Sheet C-1.0:

- 1) Add the submittal and date to the title block.

**SREG RESPONSE: The Title Block has been updated, see Sheet C1.0**

- 2) Include erosion control plan sheets.

**SREG RESPONSE: Erosion control plan sheets are now included, see Sheets C9.0 – C9.21**

Sheet C-6.00:

- 3) The portion of the greenway between Igneous Street and Flatrock Ridge Street is not shown on the grading plan; please include.

**SREG RESPONSE: The path mentioned is not the greenway path, this is the mowed trail through the pollinator garden and there will be no proposed grading in this area. The trail is now shown on the overall grading plan, see Sheet C8.0**

Sheet C-6.1:

- 4) Please include either:

- a. all signing (eg. stop signs and barricades at dead end street stubs) and all pavement markings on the site plan (eg. stop bars)
- b. a signing and striping plan separate from the site plan to include all signing and striping.

**SREG RESPONSE: Signage & Striping Plans have been added to the CD set, see Sheets C11.0 – C11.6**

- 5) There are several items that need to be labeled on the sheet. These are shown on the markups as 5.a. through 5.h.

**SREG RESPONSE: All of these items have been labelled throughout the Site Plan Sheets, see Sheets C6.1 – C6.6**

- 6) Please confirm the appropriate permitting is being completed since the retaining wall easement is within the stream buffer.

**SREG RESPONSE: The retaining wall easements have been removed from the plan set –**

**The walls are to be maintained by the HOA**

- 7) Please confirm crosswalk locations. Please see the Town's Standards Manual for pavement marking requirements.

**SREG RESPONSE: The proposed crosswalks are in compliance with The Town of Rolesville Standard Engineering manual Section 1.2.g**

Sheet C-6.3:

- 8) Please confirm the intent is to have the retaining wall easement inside the stream buffer and it is being permitted appropriately.

**SREG RESPONSE: The retaining wall easements have been removed from the plan set – The walls are to be maintained by the HOA**

Sheet C-6.5:

- 9) Please confirm the intent is to have the retaining wall easement inside the stream buffer and it is being permitted appropriately.

**SREG RESPONSE: The retaining wall easements have been removed from the plan set – The walls are to be maintained by the HOA**

Sheet C-7.1:

- 10) Please confirm if the waterline shown along Mitchell Mill road is a proposed water line. It appears to just end; confirm where it is being tied into and show that on plans. If dead-ended, call out the appropriate fittings and infrastructure. Please show the existing pipe and label.

**SREG RESPONSE: The water main extension shown along Mitchell Mill is proposed. A 12" blowoff assembly has been added to the plans as the limits of the extension.**

Sheet C-7.2:

- 11) Please confirm if the waterline shown along Mitchell Mill road is a proposed water line. It appears to just end; confirm if it is tying into existing infrastructure. Please show the existing pipe and label.
- a. Currently there is a blue water line; if this is supposed to be existing, please label accordingly.

**SREG RESPONSE: The water main shown along Mitchell Mill is proposed as an extension from the west connecting to the waterline constructed by others at the Jonesville Road intersection. Please see Sheet C7.0 for these improvements**

Sheet C-7.7:

- 12) Revise the sheet extents to show where the sewer ties into existing.

**SREG RESPONSE: The existing sewer network that this project ties into is now shown, see Sheet C7.7**

Sheet C-8.1:

13) The following general comments apply to all grading and drainage plans:

- a. Show the drainage easements anywhere a swale extends over 2 lots or more.
- b. Show the building pads on the grading plans where mass site grading is being proposed to address the drainage between lots.
- c. Confirm max slopes do not exceed 3:1 throughout the site.
- d. All buffer and wetland impacts will need to be permitted.
- e. If a retaining wall is adjacent to a pedestrian area and over 30" in height, provide safety fencing.
- f. Show sewer and water utilities, and laterals grayed back to check for conflicts.
- g. Submit a stormwater calculation package including HGLs for 10-year storm, HGLs for culverts with a 25-year storm, riprap calculations, gutter spread, etc.

**SREG RESPONSE: All applicable drainage easements, building pads, and utility services are now shown on the grading plan sheets. Slopes on-site are limited to a maximum of 3:1. Buffer and wetland impact permitting is currently being pursued. The grading plans have changed substantially since the previous submittal, please see Sheets C8.0 – C8.8. There is also an HGL & Gutter Spread Report included within this submittal package for your review, thank you.**

14) There is a graded swale in the middle of buildable area; please revise.

**SREG RESPONSE: The grading of Lot 46 has been updated, see Sheet C8.1**

Sheet C-8.2:

15) We have noted that you confirmed that the private driveway 2 has positive drainage to CB #37 and #36 during the PSP submittals, but please include spot elevations or a profile showing the details to confirm positive drainage.

**SREG RESPONSE: The storm network has been updated on this private driveway, see Sheet C8.2**

Sheet C-8.3:

16) The grading at Lots 105-107 (adjust labels for legibility) is in the middle of the lot. Adjust the contours as needed and confirm the adequate buildable area is being provided.

**SREG RESPONSE: The building pad is now shown for Lots 105-107, and the labels are now shown clearly, see Sheet C8.3**

Sheet C-8.4:

17) On the site plan, there is a greenway shown within the electrical easement. Please include it in the grading plan. Confirm the greenway maintains ADA compliance throughout.

**SREG RESPONSE: The path mentioned is not the greenway path, this is the mowed trail through the pollinator garden and there will be no proposed grading in this area for the path specifically.**

Sheet C-9.0:

- 18) The Town of Rolesville follows the NCDOT Subdivision Roads Minimum Construction Standards minimum design criteria; the minimum K value is 30 for crest and sag curves on level terrain for local roads; Rolling terrain will be accepted in case-by-case situations. This comment applies to all profiles and curves.

**SREG RESPONSE: All K values have been adjusted to meet the minimum value of 30.00, see Sheets C10.0 – C10.13**

Sheet C-9.1:

- 19) Confirm minimum separation is met at CB#45A.

**SREG RESPONSE: The stormwater and sewer layout has been adjusted in this area, see Sheet C9.1**

Sheet L-1.2:

- 20) Review and adjust the landscaping for conflicts with utilities and driveways.

**SREG RESPONSE: The landscaping has been revised to no longer conflict with utility services, see Sheets L1.0 – L1.7**

Sheet L-1.6:

- 21) Revise the tree locations so they are not in the middle of the street of Magma Chamber Way.

**SREG RESPONSE: The trees along Magma Chamber Way have been adjusted, see Sheet L1.6**

- 22) A tree is currently on or near the retaining wall between Limestone Wall Lane and SCM#5. Revise as needed.

**SREG RESPONSE: The tree conflicts with the wall near SCM#5 has been resolved, see Sheet L1.6**

Sheet C-11.0:

- 23) Please clarify the intent of the Fire Plan sheets. Fire will need access down all streets not just the path shown in these Fire Plan sheets.

**SREG RESPONSE: These sheets show the fire truck turning radius around the tightest curve on the site at the request of the fire department in a previous TRC cycle. The curb and pavement radii throughout the rest of the project provide the proper standard turning radii.**

Sheet D-1.0:

24) Due to the narrow pavement width for a 2-way section, the Town encourages a 2' concrete flush curb to provide support of the pavement, and additional driving surface for fire and garbage access.

**SREG RESPONSE: The Private Offsite Driveway Section has been revised to show a 16' travel lane, and 2' concrete flush curb has been added on both sides of the section, see Sheet D1.0**

25) Please see the Town of Rolesville Standards Manual for the pavement section; specifically, the top 3" lift shall be placed in 2-lifts.

**SREG RESPONSE: All Typical Sections have been updated, and a note has been added to Sheet D1.0**

26) 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.

**SREG RESPONSE: Plantings have been removed from the utility strip on all appropriate sections, see Sheet D1.0**

27) Please see the Town of Rolesville Standards Manual for the pavement section.

**SREG RESPONSE: All Typical Sections have been updated, and a note has been added to Sheet D1.0**

28) Add a pavement section to the 62' ROW section.

**SREG RESPONSE: A pavement section has been added to the 62' ROW section and a note has been added to Sheet D1.0**

29) Rename this sheet "Typical Cross Sections" so it matches the information displayed.

**SREG RESPONSE: Sheet D1.0 has been re-named**

Sheet D-1.1:

30) Erosion Control details should be Wake County. Street and Storm details should be NCDOT. Sewer and Water details should be City of Raleigh. Please revise accordingly.

**SREG RESPONSE: Wake County erosion details, NCDOT street and stormwater details, and City of Raleigh water and sewer details have all been added, see Sheets D2.0 – D5.0**