

11/01/2024

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

SUBJECT: Hills at Harris Creek 2nd Submittal PSP-24-03 Engineering Comment Response

In response to review comments provided on 10/04/2024, we are providing the following comment responses:

Sheet C-1.0:

1) Add the current impervious area to the Site Information Table.

SREG RESPONSE: Existing impervious area has been added to the site data table.

2) Add the parking data/calculations to the Site Information Table.

SREG RESPONSE: All parking for this RM-CZ cluster development is off-street. No parking plan/calc is required per LDO sec. 6.4.4.A.1

Sheet C-5.0:

3) Confirm if the frontage improvements are along the entire length of Mitchell Mill Road.

SREG RESPONSE: The road widening improvements follow the recommendations of the TIA as shown. The ROW dedication is shown along the entire length of Mitchell Mill Rd.

Sheet C-5.1:

4) Confirm if the wetland near Lot 33 will remain; with the disturbance it will be impacted.

SREG RESPONSE: Currently, this wetland is accounted to be a permanent impact

5) Revise the retaining walls so they do not encroach into the building footprint area. Confirm if an easement is needed or if the owner will be required to maintain the wall.

SREG RESPONSE: The retaining walls have been revised, and easements have been added where necessary. See site plan sheets C6.1 – C6.6

Sheet C-5.2:

6) Revise the label for the "Bike Lane" to call out to as a "Sidepath".

SREG RESPONSE: The label has been updated, see Sheet C6.2

Sheet C-5.3:

- 7) The retaining wall along Lots 103 & 104 encroaches into the properties. Please confirm if an easement is needed.

SREG RESPONSE: The retaining walls have been revised, and easements have been added where necessary. See site plan sheets C6.1 – C6.6

Sheet C-5.4:

- 8) Fix the overlap of the viewport with the scale so the entirety of Lot 99 is visible on the plan.

SREG RESPONSE: The scale and north arrow have been relocated to no longer obstruct visibility, see Sheet C5.4

Sheet C-5.5:

- 9) Lot 164 is not feasible for construction based on the shape, length and width. Please review and adjust accordingly.

SREG RESPONSE: Lot 164 has been removed due to lack of constructability, see Sheet C5.5 for updated layout

- 10) The retaining wall along Lots 185, 186, 187 & 192 is inside the property limits. Please confirm if an easement is needed.

SREG RESPONSE: The retaining walls have been revised, and easements have been added where necessary. See site plan sheets C6.1 – C6.6

Sheet C-5.6:

- 11) The retaining wall along Lots 212 & Lots 218 - 221 is inside property limits. Please confirm if an easement is needed.

SREG RESPONSE: The retaining walls have been revised, and easements have been added where necessary. See site plan sheets C6.1 – C6.6

Sheet C-6.3:

- 12) The City of Raleigh doesn't usually allow storm sewer to run parallel with sanitary in their easement; please review the sewer layouts and easements and revise accordingly. City of Raleigh will provide final approval.

SREG RESPONSE: The storm network no longer runs parallel with the sewer network in this location, see Sheet C6.3

Sheet C-6.6:

- 13) Revise the drainage and access easement near SCM #8 to a 20' easement width.

SREG RESPONSE: This drainage and access easement for SCM 8 has been adjusted, see Sheet C6.6

Sheet C-7.1:

- 14) Culverts will be needed where the road crosses streams and ditches.
- a) This comment also applies to Sheet C-7.5.

SREG RESPONSE: Culverts have been added to the stream crossing locations, see Sheets C8.1 and C8.5

Sheet C-7.2:

- 15) The private driveway adjacent to Lots 3 & 4 appears to have a crown cross-section based on the grading. The cross-section on sheet C5.8 shows an inverted crown. Please revise accordingly for consistency.

SREG RESPONSE: The typical cross section for the private driveways has been updated, see Sheet D1.0

Sheet C-9.2:

- 16) Update the sheet number on page 55 of 57 to C-9.2 to stay in order.

SREG RESPONSE: This has been updated, thank you.

Sheet C-9.3:

- 17) Update the sheet number on page 56 of 57 to C-9.3 to stay in order.

SREG RESPONSE: This has been updated, thank you.

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:

Sheet C-6.1:

- A. Show sewer and water laterals to each property. Applicable for sheets C6.1-C6.6.

SREG RESPONSE: This is noted for future CD submittals, thank you.

Sheet C-7.1:

- B. Since comments for grading are not being addressed until the geotechnical report, please address these comments at CDs, but recognize that the grading requirements may require the site to adjust to meet requirements:
- a. ADA compliance will be needed for the site with greenways and sidewalks.
 - b. Rear drainage will need to be addressed; if a swale extends over 2 lots or more, a drainage easement will be needed
 - c. Building pads should be shown in grading if mass site grading is being proposed to address drainage between lots.



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- d. Max slopes shall be 3:1
- e. Buffer and wetland impacts will need to be permitted

SREG RESPONSE: This is noted for future CD submittals, thank you.

Sheet C-7.2:

- C. We have noted that you confirmed that this street has positive drainage to CB #37 and #36. Please include spot elevations and/or slope labels.

SREG RESPONSE: This is noted for future CD submittals, thank you.