

02/03/2024

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

SUBJECT: Hills at Harris Creek 3rd Submittal PSP-24-03 Engineering Comment Response

In response to review comments provided on 12/02/2024, we are providing the following comment responses:

Sheet C-1.0:

- 1) Some sheets identified on the Sheet Index were not submitted. Please either submit them for review or remove from the sheet index.

SREG RESPONSE: The Sheet Index has been updated to accurately reflect the PSP sheets.

Sheet C-6.01:

- 2) Please confirm if coordination has occurred with Duke or the Electric company about a retaining wall being within their easement.

SREG RESPONSE: All retaining walls have been removed from within the Duke Easement, please see Sheets C8.0 – C8.6

- 3) Please clarify what the numbered labels are; some have been clouded in the markups for clarification of our comment.

SREG RESPONSE: These number labels are addressed provided by Wake County.

- 4) Please label all easements public or private, along with the type of easement.

SREG RESPONSE: All easement labels have been updated to specify public vs. private, please see Sheets C6.0 – C6.6 and C8.0 – C8.6

- 5) Confirm and label if the retaining wall easement is private or public.

SREG RESPONSE: Several retaining walls throughout the project have been removed, please see the updated grading sheets C8.0 – C8.6. Also, retaining wall easements have been removed, all walls will be owned and maintained by HOA.

- 6) Confirm if the 20' public drainage easement near Lot 40 is a drainage easement; it looks like a ROW. Delete the label if unnecessary.

SREG RESPONSE: There is a storm pipe that requires an easement in this location, please see Sheet C8.1

- 7) Please clarify what the numbered labels with "SIGN" are.

SREG RESPONSE: These labels have been removed for clarity, see Sheet C6.1

- 8) Please confirm what the line represents adjacent to the retaining wall next to Lot 70 is; it seems to just end and not be tied into anything on the north side (south of the SCM); Label or delete the line.

SREG RESPONSE: This is the 20' drainage easement that ties into the SCM access & maintenance easement

- 9) Adjust the property building limits around the retaining wall easement line near Lot 61.

SREG RESPONSE: The retaining wall in this area has been removed, see Sheet C6.1

Sheet C-6.2:

- 10) There appears to be overlapping public easements at SCM#1; these are not consistently shown throughout the plan set. Some show overlapping and some do not. Please be consistent throughout the plans.

SREG RESPONSE: The SCM maintenance easement has been updated at SCM#1, please see Sheets C6.2, C7.2, and C8.2

Sheet C-6.3:

- 11) The retaining wall encroaches into the CORSSE easement near Lot 103. Please revise.

SREG RESPONSE: Several retaining walls throughout the project have been removed, please see the updated grading sheets C8.0 – C8.6. Also, retaining wall easements have been removed, all walls will be owned and maintained by HOA.

Sheet C-6.4:

- 12) Confirm if the HOA area near Lot 150 will be an easement; label appropriately.

SREG RESPONSE: This area is technically not an easement, but the HOA will have ownership of the multi-use path and the area next to Lots 150 and 90.

Sheet C-7.7:

- 13) Revise the sheet to show the connection to the existing sanitary sewer; this was shown in the previous submittal.

SREG RESPONSE: The connection to the existing sanitary sewer is now shown on Sheet C7.7

Sheet C-8.1:

- 14) Show the temporary construction easement since grading is occurring outside of the property/ROW.

SREG RESPONSE: A temporary construction easement has been added to Sheet C8.1. We will coordinate with NCDOT on the improvements to the property frontage on Mitchell Mill Rd. as well.

Sheet C-8.4:

- 15) Confirm the intent of what is to be constructed on the north end of Flatrock Ridge Street; the grading shown doesn't match/make sense with the proposed site linework shown.

SREG RESPONSE: The limits of pavement, sidewalk, and road closure signs have been updated to end prior to the steep grading, see Sheet C8.4

Sheet C-9.2:

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

SREG RESPONSE: Landscaping elements have been adjusted to alleviate conflicts with utilities and/or driveways, see Sheet C9.2

Sheet C-9.6:

- 17) Revise 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 C9.6

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

SREG RESPONSE: The tree overlapping with the wall near SCM#5 has been relocated, see Sheet C9.6

Sheet C-11.0:

- 19) 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 D1.0:

- 20) Due to the narrow pavement width for a 2-way section on the private driveway 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

- 21) 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

22) Plantings are not allowed within the 5' strip; per the Standards Manual, this is a utility strip. A planting buffer will be needed behind the ROW/sidewalk.

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

23) 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

24) 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

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

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