

09/03/2024

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

**SUBJECT:** Reserve @ Mitchell Mill 4th Submittal PSP-23-03 Engineering Comment Response

In response to review comments provided on 07/02/2024, we are providing the following comment responses:

Sheet C-5.0:

1. Update the sheet reference to the appropriate sheet number.

**SREG RESPONSE: The sheet reference has been updated.**

Sheet C-5.4:

2. Adjust sidewalk and sidepath on both sides of bridge so they do not just end.

**SREG RESPONSE: The sidepath and sidewalk have been revised, see Sheet C5.4**

**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-5.0:

- A. Provide retaining wall details or label as designed by others for clarification.

**SREG RESPONSE: This comment is noted for future CD submittals.**

- B. Confirm the style of curb and gutter for the site; consider if the curb style will change with single family vs townhome and if there will be driveway cuts; please include details accordingly.

- a. Referencing the Town's Standard Manual will provide guidance to start.

**SREG RESPONSE: This comment is noted for future CD submittals.**

Sheet C-5.1:

- C. Review the overhead power to confirm if there is an easement that could affect grading or layout.

**SREG RESPONSE: This comment is noted for future CD submittals.**

Sheet C-5.7:

- D. Conditional zoning states a left turn lane shall be provided from Jonesville Rd onto Mitchell Mill Rd.

**SREG RESPONSE: This comment is noted for future CD submittals.**

Sheet C-7.0:

- E. The storm drainage package review will be required during CDs and should include 10-year storm, gutter spread, pre-post maps, impervious maps, and Inlet DA maps. For any culverts, we will also review the 25-year storm.

**SREG RESPONSE: This comment is noted for future CD submittals.**

- F. In efforts to collect drainage onsite for stormwater management, consider adding rear yard swales.

- a. Roof drainage will also need collected and managed.
- b. This comment applies to several areas and several sheets.

**SREG RESPONSE: This comment is noted for future CD submittals.**

Sheet C-7.1:

- G. Plans show the drainage area behind Lots 155+ going to Jonesville Rd. NCDOT approval will be needed for this.

**SREG RESPONSE: This comment is noted for future CD submittals.**

- H. During CD's show the lot drainage routes. When side or rear drainage is crossing two or more lots, drainage easements are required.

- a. This comment applies to all grading and drainage sheets.

**SREG RESPONSE: This comment is noted for future CD submittals.**

Sheet C-7.8:

- I. Continue the curb and gutter around this entire lot to prevent this area running off and add a structure to collect.

**SREG RESPONSE: This comment is noted for future CD submittals.**

Sheet C-7.10:

- J. With the CD set, street and utility profiles will be required. Please make sure to include the following labels:
  - c. Minimum cover over pipe
  - d. Minimum separation between crossing pipes
  - e. Pipe sizes, lengths, and slope
  - f. Manhole labels including rim and inverts
  - g. Existing ground and proposed ground
  - h. Vertical curve lengths shall be in increments of 50'
  - i. K values and maximum street grades shall be defined by terrain classification per NCDOT Subdivision Roads Minimum Construction Standards

**SREG RESPONSE: This comment is noted for future CD submittals.**

Overall project:

Think through phasing for the project that related to street and lot development, but also utilities and drainage/stormwater management. If phasing will be a part of this project, a phasing plan should be included, and phase lines should be reflected on all sheets so site improvements and utilities can be confirmed for constructability.

**SREG RESPONSE: The phasing of this project has been evaluated and a phasing plan is included in the PSP, see Sheet C4.0. Phase lines are shown on all sheets and the plans have been updated to provide constructability between phases.**