



INTER-AGENCY REVIEW REQUEST

To: SERGE OSEE
TRANSPORTATION

FROM: Micah Stryker

Date: May 7, 2014

RE: Please enter comments into Munis ASAP!!!

Preliminary Plat

201400851

Land Lot: 424

Location: Myrtle Street

Petitioner: Hill Street Commons

Here are comments from **Engineering**.

Please provide annotation as to how previous comments and these comments have been addressed. Or simply state 'okay' to acknowledge acceptance. **OKAY**

Remove the term "Alley" from the plans. Alley can only be used for secondary access. These are roads. **PP1.0, PP2.0, PP3.0**

Survey must be updated with current date by surveyor for LDP submittal. **OKAY**

Is there a variance request from standards for public roads? for curb and gutter? **PP1.0, PP2.0**

Is there a variance request for the 2 foot minimum grass strip? **YES, WILL FILE**

I am still not sure how the FFE's for units 17-24 will work? The garage finished floor elevations do not appear to work with the road elevations. **PP2.0 (ADJUSTED GRADES AND FFE)**

Provide drainage areas entering the site. **PP2.0**

Where is the storm sewer connection for discharge. I don't see existing storm sewer to tie into. **PP2.0**

Site Plan changes may be required to meet City Standards. There is no guarantee that the number of lots will be achieved once engineering is completed. **OKAY**

Previous Comments:

An updated survey is recommended. The one used was last revised in 2002. **OKAY**

Plat should comply with Section 19.4.1 (6) current adj owners, (13) offsite drainage areas, (16) curb and gutter (22) gps POINTS, (21) sight distance calculations. **(6) PP1.0, (13) PP2.0, (16) PP1.0, (22) PP1.0, (21) PP3.0**

Sight Distance Profiles should show the proposed condition for the entrances. The line of site is shown at the existing elevation. Use GDOT standards. **PP3.0**

Comments below are appended from DRB comments made by Jean Rearick on 3/19/14:

1. Planting for Bioretention Areas should be indicated on the landscape plan. **ADDRESSED AT LDP**
2. Proposed Finished Floor Elevations do not appear to work for garage elevations relative to the street. Please provide garage floor elevations and spot elevations if necessary to show that this project will work as proposed. **PP2.0 GARAGE FLOOR ELEVATION ON THE PLAN, SOME ARE DIFFERENT THAN FFE**
3. What type of curb will be installed along the roadways? Please specify types on the plan. Curb and gutter is required by standards. **PP1.0 – 24" CONC CURB AND GUTTER**
4. Storm drains need to be placed in a drainage easement and be located at least ten feet from the buildings. This doesn't appear to be the case for lots 16, 17, 18 and 19. **PP2.0**



5. Depict all proposed storm lines and junction boxes with the same line type. **PP2.0**
6. Retaining walls 4 feet and higher as measured from the bottom of the foundation to the top of the wall will require separate building permits. **WILL ADDRESS AT LDP**
7. Provide retaining wall types, finishes, and exposed wall heights on the plan. **WILL ADDRESS AT LDP**
8. A photometric study shall be submitted with the LDP plans. All street lighting shall be designed and installed in accordance with Section 6 of the COR Standard Construction Specifications. Fixtures and layout must be approved by RDOT and the City Engineer prior to installation. Lights must be installed prior to final plat approval. **WILL ADDRESS AT LDP**
9. On the landscape plan, please indicate that durable shrubs and ground covers (Ds3) per Table 6-5.3 in the Manual for Erosion and Sediment Control in Georgia are required on all slopes steeper than 3:1. **WILL ADDRESS AT LDP**

TRANSPORTATION

1. Verify each of the 17 DRB comments are addressed. If a comment shall be addressed at Land Disturbance plans, annotate as "to be addressed at LDP". If a comment was changed from meeting with City reviewer(s), state as such and explain. **OKAY**
2. Land Disturbance comments will also include pervious pavers maintenance agreement, signing and marking plans, summary table of all proposed traffic signs to be installed by the City of Roswell Traffic Division, Traffic control plan and construction details. **OKAY**
3. Right-of-way deeds shall be sent to Claire Bruce (cbruce@roswellgov.com or 770-594-6427) **TO BE ADDRESSED AT LDP**

Reviewer: Serge Osse - 770-594-6428(direct) 6420(Main) -sosse@roswellgov.com

1. The 3 proposed curb cuts along Myrtle Street shall meet the City of Roswell access standard, sections 2.1.5 and 2.1.6 of the City of Roswell standard construction manual (i.e. adequate sight distance; driveways offset distance of minimum 250 feet (measured from driveway centerline to driveway centerline) for driveways on the same side of the street; driveways offset distance of minimum 125 feet or aligned (preferred) for driveways (i.e. Zion Circle) on opposite side of the street. **DESIRED DRIVEWAY CONFIGURATION SHOWN ON PP1.0**
2. Provide sight distance sketches for each proposed driveway. **PP3.0**
3. The center access, preferably aligned with Zion Circle, shall be a public road with right-of-way extended to the adjacent parcel on the west for future interparcel connectivity, in accordance to the Grove Way concept. The pavement shall not be less than 20 feet wide with 24inch curb & gutter each side (section 2.1.3 of the standard manual) or 22 feet wide with no curb and gutter (section 2.2.1.C



paragraph 4 of the standard manual). The right-of-way shall not be less than 50 feet (section 2.1.2 of the standard manual). **PP1.0**

4. Extend the proposed internal north/south access to the south parcel limit to accommodate future interparcel connectivity in accordance to the Grove Way concept. **NOT FEASIBLE DUE TO TOPOGRAPHY**

5. Annotate all proposed streets as 'public' or 'private'. **PP1.0**

6. Annotate the dimensions of the proposed on-street parking. **PP1.0**

7. Address drainage along Hill Street and Myrtle Street frontages. Verify storm run-off is not retained at the proposed on-street parking spaces. Consider providing an opening between the on-street parking curb and the curb & gutter. Show all proposed drainage structures. **TO BE ADDRESSED AT LDP**

8. Verify each proposed streets centerline profile meets the standard specified in section 2.1.4.C of the City of Roswell standard. Provide profile sketch. **TO BE ADDRESSED AT LDP**

9. Provide a typical section(s) for the proposed streets. **TO BE ADDRESSED AT LDP**

10. Annotate the horizontal centerline curves radius of the proposed streets. The horizontal centerline radius shall be a minimum 42 feet (which is 15 MPH design; section 2.1.4.D of the City of Roswell standard). **PP1.0**

11. The right-of-way along Hill Street and Myrtle Street frontages shall encompass the proposed multi-use plus a minimum one foot, in accordance to section 2.2.4.A paragraph 4 of the City standard. **PP1.0**

12. Show/annotate the proposed right-of-way distance from the street centerlines along Myrtle Street and Hill Street frontages. **PP1.0**

13. Grass strip less than 2 feet between the sidewalk and the back of curb requires City of Roswell Administrator approval (section 2.2.4. paragraph 3). **OWNER TO REQUEST ADMIN APPROVAL**

14. Right-of-way at each intersection shall be mitered a minimum 20-foot or parallel the back of curb (section 2.1.2.B of the City of Roswell standard construction manual). **PP1.0**

15. Performance bond (section 9.1 of the standard manual) is required for improvements in the right-of-way in excess of \$5,000. The bond could be addressed at Final plat submittal. **TO BE ADDRESSED AT LDP**

16. A builder and HOA maintenance agreement will be required at Final Plat submittal for the proposed pervious pavement with underground detention in the public road. The agreement is mainly for regular maintenance of the pervious pavers to ensure adequate drainage. **TO BE ADDRESSED AT LDP**

17. Show a 10' 'no vehicular access easement' along Hill Street and Myrtle Street frontages. That is, access to each lot is from interior drive only. The easement shall be measured from the proposed right-of-way line. **PP1.0**