

## MEMORANDUM

**Date:** 3/2/2022  
**To:** Michael Elabarger  
**From:** Jacqueline Thompson, PE  
**Subject:** Dental Office Hampton Pointe  
SP 22-01 Site Plan  
Town of Rolesville, NC

This memo summarizes the review of the site plan submitted by Tarr Group, LLC, dated 01-05-2022 and received 01-25-2022. We recognize this site is private therefore we have included comments related to a construction drawing submittal since this site plan is acting as a construction drawing submittal.

### Sheet C0.1:

1. This submittal is not the final drawing; please remove the label for now.

### Sheet C0.2:

2. Wake County Sediment and Erosion control standards and notes should be used for the grading and drainage notes.

### Sheet C0.3:

3. The text for the leader indicating the storm easement by S Main St. is cut off. Please adjust so that the text can be clearly read.
4. All removals should be shown on the demolition plan.
  - a. Include any hatching/notes for the demolition related to the sanitary sewer relocation.
  - b. Please adjust the scale to not cut off the tree located in the southern portion of the plan.
5. Please ensure there is communication and coordination regarding the proposed S Main Street road improvement.
6. Please adjust the 20' City of Raleigh Easement leader/dimension so it is visible in the lower left corner of the sheet.

### Sheet 1-1:

7. The cover sheet labels this sheet as C0.4. Please adjust as necessary.

### Sheet C1.2:

8. The cover sheet labels this sheet as C1.1. Please adjust as necessary.
9. The temporary silt ditch reference shown in the legend is not correct. Please update.

10. The referenced details should be for Wake County's sediment and erosion control standard details. Please update the references and details as necessary. This comment also applies to Sheet C1.3 and C1.4.
11. Please provide protection in the existing ditch on the west side of the site.
12. Consider putting silt fence along the side of the existing ditch.
13. The note for "Provide Temporary Silt Ditch to Basin" should refer to the diversion ditch detail.
14. Silt fence should be provided outside of the work for the sanitary sewer. The limits of disturbance should also be adjusted to account for this work. This comment applies to Sheet C1.2 also.
15. Continue the diversion ditch along the silt fence to the southeast.
16. Provide a silt fence outlet.
17. Stockpiles should not be up against a BMP. Please consider revising the location.
18. Construction is shown to occur outside of the proposed property line. Please ensure that this is considered, and any necessary adjustments made. This comment applies to all sheets.

Sheet C1.2:

19. The symbol for the scour protection at end section is missing.
20. Consider freezing or turning off demolition layers to help clean up the drawing since at Phase 2 of the erosion control, they should be already removed.
  - a. This comment also applies to Sheet C3.1 since the removals will be complete when utility installation is occurring.
21. Consider adding a storm structure prior to the entrance to the site off S Main Street per NCDOT 840.02.
  - a. This comment also applies to Sheet C3.1 and Sheet C4.1.

Sheet C2.1:

22. All sidewalks directly behind the curb should be 6' wide. Please adjust sidewalks accordingly.
  - a. Based on the location and adjacent work of the sidewalk being attempted to keep in place, consider removing and replacing this section as well to allow for a consistent sidewalk between both entrances.
  - b. Please show proposed sidewalk the entire length of the property along Louisburg Rd.
23. Show all proposed improvements including street work due to the sanitary sewer relocation.
24. It is recommended to use 30" standard curb and gutter throughout the site per Town standards.
  - a. Please adjust the details on C5.1 if the curb is adjusted.
25. Consider adjusting the dumpster location for truck access; Please provide proof of vehicle turning movements through the site.
26. All ADA ramps should reference NCDOT 848.05 and 848.06. Please confirm the layout depicted will meet ADA requirements.
27. Please revise the note for "Curb Turnout" to "Curb Cut" to match the detail label.
28. The existing 30' Utility Easement along the south side of the site should be labeled as power easement.
29. Include a light duty asphalt symbol in the legend and add label on the plan to define the location, similar to the Heavy Duty Pavement.
30. Please change the text in the rightmost leader to read "Town of Rolesville" rather than "City of Rolesville."
31. Please add a label and/or line type in the legend for the dark dashed line that is called out as an irrigation sleeve on Sheet C3.1.

32. How is the buffer along the southeast side of the site 30 ft when it is shown within a 30' power easement?
33. Please label the existing ROW. This comment also applies to sheet C3.1.
34. Please add a label for NCDOT U-6241 (Louisburg Rd). This comment also applies to Sheet C3.1.
  - a. Please verify with NCDOT any improvements as part of the main street section.
35. Consider adjusting the radii to a minimum of 28' for fire truck access. If proceeding with less than 28' radii, the Town Fire Chief will have to provide approval.

Sheet C3.1:

36. City of Raleigh will provide comments related to the sanitary sewer relocation, but storm sewer structures are not allowed in a sanitary sewer easement. Please revise the sanitary and storm sewer layout, considering all existing infrastructure.
  - a. City of Raleigh will also define the required easement width.
37. Please confirm the cover over the sanitary pipe passing through the bioretention basin.
38. Confirm whether the 6" GV and Tee connection on the east side of the site near Louisburg Rd should be a tapping sleeve and valve assembly per detail W-14 on C5.3, instead of tee and valve.

Sheet C4.1:

39. Proposed contours should tie into existing contours; Please trim contours as appropriate.
40. Since the storm sewer runs along the property line, a storm sewer easement will be required.
  - a. Please confirm who will be maintaining the pond and storm system.
41. Please add riprap on the end of the FES that crosses the entrance from Eagle Scholars Drive.

Sheet 4.2:

42. Please confirm the cover over the storm pipe passing through the bioretention basin.
43. Please provide a reference for the OCS detail on Sheet C5.2
44. Please consider using RCP for storm sewer underneath the roadway.
45. Please provide a detail for the installation of HDPE pipe to show the bedding, installation, and backfill requirements. Please reference this detail or notes on Sheet C4.2.
46. A storm sewer package is required for review with construction drawings.

Sheet 5.2:

47. Add City of Raleigh detail S-3 for Asphalt.

Sheet C5.5:

48. Add NCDOT detail 840.02.

