

MEMORANDUM

Date: 09/13/2023
To: Michael Elabarger
From: Brian Laux
Subject: Cobblestone Village
SP 21-01 REV, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of site plans submitted by BNK Inc., dated Sept 01, 2023, and received Sept 06, 2023.

No storm package was provided therefore we are not able to complete the engineering review. Please provide the revised storm package as the plans represent with updated storm design and DA maps.

Reminder that all storm items shall be as-built per the Town UDO Section 7.5.5, which specifies requirements as-builts for storm.

Sheet Cover:

1. Storm calculations (10 yr on storm system & 25 yr for any culverts) and drainage area maps (pre/post/inlet) will be required prior to approval.

Sheet C1.1:

2. The drive access for the tower is constructed in parking space. Access driveway will not be allow here as currently installed. update to the driveway access per easement location per original design and clearing of proposed driveway as required.
3. Overall Site Data table. Update the impervious area per revised layout and design.
4. Overall Site Data table. The parking has been updated per revised plan. It does not match the count we calc., verify.
5. Overall Site Data table. Flex building type should be included in the Total Retail/Commercial square footage.
6. Overall Site Data table. Event space has been updated per proposed plan. We only se 16,000SF +/- show/label the additional event space for reference or show additional space calculated.
7. Buildings 2, 3, and 6 show square footage for retail. provide residential and retail area in data table and on site plan. Provide square footage for residential. x,xxx SF (Residential, 2nd/3rd floors).
8. Verify building 8 square footage. Label only shown in Overall Site Data table.
9. What is lease boundary(lot) for, proposed lease line?

10. Verify whether the covered deck area of building 4 was included in square footage. Please verify if a concrete patio will be placed below deck.

Sheet C2.1:

I have Highlighted the proposed utility str to count required items for each building and note HYD to FDC locations. Orange FH are public and Red FH should be signed for public when connected to Fire line (CoR testing could trigger alarm on private HYD)

All Grease trap size to have approval with FOG with CoR

11. Private hydrants, FH require signage per COR?
12. Building 6 only shows (1) FDC that is not parking side. While Building 2 shows (2) FDC that are parking side for easy access, please verify with WAKE FIRE DEPARTMENT this okay.
13. Note 2 states backflow preventers are located within buildings. Please check, or update Note 2 as several backflow preventers are seen outside of building 6 and 5.
14. Sanitary service runs under Building 5 (rev), roof top deck?
15. Adjust 3" domestic water line's tee to be off 12" water main instead of fire line, COR approval.
16. Please verify the cover and meter box is traffic rated or MOVE outside of parking area.
17. Please include a detail of raised plaza. Grades change(s). Entry/access location(s). Is there adequate cover? Is there ADA access?
18. Conflict between storm pipe and force main. Please adjust as horizontal separation is needed.

Sheet C3.1:

19. Repeat - The existing topo has shifted on this sheet only.
20. Add structure labels to the updated storm. Add these to the storm charts also.
21. We are not able to complete the review without the Storm calculations (10/&25 yr) and drainage area maps (post/inlet) will be required prior to approval. The storm calculation package does not include curb inlet area maps.
22. Is there ADA access to building 3 seating area?
23. Please show 441 contours around building 4.
24. Building 3 FFE rose from 441.5 to 443 (8%-9% from FFE to BC at Main Street).
25. How is the area marked draining to structure 27? No grades shown, and structure behind curb?
26. How will impervious run off from roof and down spouts be collected
 - a. Building 8 in swale along and offsite to tower parcel?
 - b. Building 3 along Main Street, removed drainage from previous plan.

FYI:

- Berm or swale runs through sidewalk near building 6. Contour not labeled. This may also affect drainage to the adjacent area drain.

Sheet C3.4:

27. Update the SEC plans per the revised storm.

Sheet C3.8:

28. Please include storm drainage pipe tables.
29. Add revised storm design to chart as needed. Please identify what storm is new.

30. Has the as-builts of the existing storm been completed?

Sheet L1.1

- 31. Adjust tree placement away from stairs.
- 32. Tree placed on top of water service line, adjust tree placement.
- 33. Tree placed on top of sewer line, adjust tree placement.
- 34. Adjust tree placement out of curb.
- 35. Sod labels should be updated or deleted. Sod placed in raised plaza? Will concrete or sod be installed below the covered deck area? Sod in concrete?

Site Lighting

- 36. The lighting plans have not been updated to reflect the revised building and parking updates.
- 37. Provide a rough markup on DA inlet map of area needing attention. The notes in orange are from past review comments and hopefully are on the map already.

