

MEMORANDUM

Date: 04/29/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Dental Office, Hampton Pointe, Site Plan
SP 22-01, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of the site plan submitted by Tarr Group, LLC, dated 03-28-2022 and received 04-03-2022. 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 C0.3:

1. Please clarify or label if the existing sanitary sewer easement is to be abandoned since the sanitary sewer is being relocated.

Sheet 1 of 1:

2. Please clarify if L3 should be a curve so the limits are along the access easement or if this is intended to be a line.

Sheet C1.1:

3. Please confirm if the rectangular symbol shown in the ditch along Eagle Scholars Drive is intended to be a check dam. Please add a label to the symbol to the east if applicable.
4. Please correct the leader location or delete the Concrete Washout note.

Sheet C1.2:

5. REPEAT COMMENT: The symbol for the scour protection at end section is missing.

Sheet C2.1:

6. Please update the leader location for the Proposed 20' Storm Easement south of Eagle Scholars Drive.
7. The references for the NCDOT ramp details should be updated to the correct sheet numbers.
8. REPEAT COMMENT: Please revise the note for "Curb Turnout" to "Curb Cut" to match the detail label.
9. The corner of Eagle Scholars Drive and S Main Street needs to be re-evaluated for a constructability review to ensure it can meet ADA compliance.
 - a. There is an existing pedestrian ramp at the intersection of S Main Street and Eagle Scholars Drive. Based on the proposed connection location, there does not appear to be room to allow

- two pedestrian ramps to be constructed without providing area where drainage may pool. The existing ramp appears to be similar to a Type 2B.
- b. The proposed pedestrian ramps at the entrance off S Main Street do not meet ADA compliance. They are identified as Type 1 but based on the radii, this does not appear to be able to work.
 - i. This comment also applies to the pedestrian ramps at the entrance off Eagle Scholars Drive.
 10. Consider installing a pedestrian ramp where the sidewalk tees into the parking drive on the northwest side of the building.
 11. The Town is strongly encouraging 24" curb and gutter be used along S Main Street since you will be tying into existing 24" curb and gutter on both sides, and this is the style of curb being used on the other side of S Main Street and along Eagle Scholars Drive. This will provide a quality design for S Main St as a whole, as well as for future maintenance with gutter vs. no gutter and transitioning back and forth. You can use the post curb within the site.
 - a. It appears that 24" curb and gutter is already drawn in the plans; the linework for curb along S Main St and Eagle Scholars Dr is different than what is shown internally to the site.
 12. Please confirm if the radius at S Main Street and Louisburg Rd is being removed and replaced. There appear to be two existing curb cuts in the existing curb that will not be used for Louisburg Rd improvements or for the Dental Office site improvements, therefore it would be beneficial to remove and replace this curb to allow the pedestrian ramp to be placed where needed.
 - a. Since the Louisburg Rd improvements are not installing pedestrian ramps or sidewalk on the south side of Louisburg Rd or on the southwest corner of the intersection of Louisburg Rd and S Main Street, the pedestrian ramp being installed as part of the Dental Office site improvements should be designed and installed as a directional ramp to cross to the north only and connect to the existing ramp; the proposed crosswalk should not lead the pedestrians to the middle of the existing pedestrian ramps since there is no curb cut between the ramps.
 13. Please confirm what the duplicate dashed linework on the south side of the building is.

Sheet C3.1:

14. Please adjust the text/leader on the top side of the page so all notes are legible.
15. The leader on the southside of the building calls out a 1.5" water line but the waterline appears to show 2" with the line type. Please clarify and ensure the correct size is being communicated in both ways.
16. The tapping sleeve not on the right side of the page has a typo in it and is referencing the wrong detail. Please correct accordingly.

Sheet C4.1:

17. The existing CB on Eagle Scholars Drive at the north side of the new entrance will need to be adjusted to allow a pedestrian ramp to be constructed and meet ADA compliance (a grate is not allowed in ramp). Please confirm what improvements need to be made.
18. The curb removal is called out and shown on the demo plan for the new entrance off Eagle Scholars Drive, but it appears the linework shown on C4.1 still shows curb. Adjust as necessary.
19. Please show and label the storm sewer easement. Your previous comment response references an easement, but there is currently nothing shown. This easement should be shown on Sheet C2.1 as well.

20. Please confirm your sidewalks along S Main St and Eagle Scholars Drive meet ADA compliance and have less than 2% cross-slope, as well as meet requirements for longitudinal slopes at the pedestrian ramp locations.
21. Confirm the 384 contour and the spot elevations provided at the curb radii near parking off the entrance at S Main Street.
22. NCDOT and the Town of Rolesville require curb inlets to be installed to allow gutter spread requirements to be met. Please provide calculations showing your analysis of the drainage along S Main St. It appears the flow is proposed to flow into your site at the driveway location which is why we are encouraging a drainage structure prior to the driveway. While you currently do not have any proposed structures, please evaluate the gutter spread along S Main St to prove a structure would not be necessary.
 - a. The existing structure on Eagle Scholars Drive should be included in the calculations with the proposed improvements, not necessarily as existing.

