

MEMORANDUM

Date: 10/17/2022
To: Michael Elabarger
From: Brian Laux
Subject: 503 South Main Street
SP 22-06, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of the site plan submitted by Gettle Engineering and Design, PLLC, dated 10/03/22 (received 10/06/22).

Cover Sheet:

1. Please verify values are correct in the Public Improvement Quantities table.

Sheet C1:

2. Please confirm existing storm system; according to NCDOT plans for Main Street, it appears there is a possible underground JS and 18" storm pipe that are not currently shown in these plans.
 - a. A 20" RCP and a 20" FES are shown in the southern corner of this site; however, it appears as if these should be 18". Please verify.
3. Ensure the property information for both this site and surrounding parcels are provided.

Sheet C2:

4. Verify invert with profiles.
5. The 2' of space provided is not sufficient for 8" pipe installation. Not enough room for compaction or construction equipment.

Sheet C3:

6. The ADA ramps for the sidewalk at the entrance along Wall Creek drive need to be updated to the current ADA standards.
7. Verify if crosswalk striping is needed at Wall Creek drive entrance.
8. Label the rip rap along the north side of the Bioretention pond.
9. Show the outline of the Bioretention pond on this page
10. Call out is for fencing (shown on others parcel) show at Property line if not connecting to another fence.
11. Is proposed curb connecting to existing prior to driveway allow min rad required?
12. Need to show where proposed drainage easement will tie out. Provide exhibit with next submittal

Sheet C4:

13. Please confirm and label the curb tie in location at the drive connecting into Wall Creek Drive.
14. Identify pond outlet and invert locations for the Bioretention pond.
15. Please show the grading from the Bioretention basin and label contours as well as how it ties into existing surface.
16. Old Labels need to be removed or the pipe needs to be shown on this plan sheet.
 - b. southern corner of this site; however, it appears as if these should be 18". Please verify.
17. Please provide the elevations of storm structures.
18. The grading proposed to the North of the building portion of the site shows a low point of 413.70' at the walk. However, there is nowhere for the drainage to be collected in this area. Please revise grading or provide a method of collection for this low point.
19. If road connection(s) is not needed, existing driveways are to be removed.

Sheet C5:

20. See sheet for minor label fixes.

Sheet C6:

21. See sheet for minor label fixes.

Sheet EC1:

22. The curb and gutter transitions being added are not included in the current limits of disturbance. The limits of disturbance should extend to all areas that will be disturbed.
23. Please add additional topography to show the drainage flow for the outlet of sediment basin 1.
24. Please reference what plan sheet the sewer line extension is show on.
25. See sheet for minor label legibility fixes.

Sheet EC2:

26. See sheet for minor label fixes.

Stormwater Package

27. Please include DA and impervious for pre-development.
28. Please verify DA for post development and adjust as needed. The drainage for the area behind the proposed building seems to be draining the wrong direction.