

MEMORANDUM

Date: 11/15/2023
To: Michael Elabarger
From: Brian Laux
Subject: Cobblestone Village
SP 21-01 REV, 3rd Submittal
Town of Rolesville, NC

This memo summarizes the review of site plans submitted by BNK Inc., dated November 01, 2023, and received November 03, 2023.

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 C1.1:

1. Overall Site Data table. Flex building type should be included in the Total Retail/Commercial square footage label as the SF is included. Label to read "TOTAL RETAIL/FLEX/COMMERCIAL" for clarity.
2. The number of stories labels for buildings should matches those shown on the elevation sheets.
3. Label the width of ramp and show ramp with handrails. Label width of raised plaza.
4. Clarify on plans if the brick setwall/ retaining wall is 1.1'-1.6' above the raised plaza/ walkway side.
5. How will pedestrians get through the 16" DBL Brick & Rowlock Border and SOD? Maintain a 5' minimum width walk for pedestrians.
6. Appears to be a proposed retaining wall added around Privette insurance office? Provide section or detail to clarify what is happening between existing and proposed grades.
7. Label building 8 FFE.
8. Remain consistent with building labels. Bldg 1&7 show apartment square footage, the others only show apartment count.

Sheet C2.1:

9. Repeat - Note 2 states backflow preventers are located within buildings. Update Note 2 (remove bldg. 5&6 from the note) as backflow preventers are outside of building 5 and 6.

Sheet C3.1:

10. Repeat - Add structure labels to the updated storm. Add revised storm design to storm drainage chart on sheet C3.8 with rims and inverts. Identify what storm is new.
11. Provide top and bottom of wall grades for retaining walls. Clarify which are TW/BW. Typ.
12. Verify how stormwater runoff will drain to structure 35 from building 3. Will there be an underground roof leader connection? Will there be patio drainage structures?

13. Add grades to ramp and retaining wall. Include detail/section. Railings required for ADA ramps greater than 5% slope, include detail.
14. How is the area draining to structure 27? Rim is shown at 438.46' in the storm drainage structure table on sheet C3.8 but no additional contours are shown inside of 441'. How will area outside of brick and rowlock border drain to structure?
15. How is patio area drainage being collected to structure 28? Grade appears to be flat along wall.
16. How is drainage getting out of Privette Insurance Office with new proposed retaining wall? Provide positive grading towards low point.
17. Low point shown with no drain in place. Adjust grading or storm network as required.
18. Railing is required for ADA ramps if greater than slope is greater than 5%. Provide typical detail.

Sheet C3.2

19. The top of riser is shown at 426.50' on sheet C3.2 and 425.18' on C3.8. Which is correct?

Sheet C3.4:

20. Add inlet protection to all storm drainage structures.

Sheet C3.8:

21. Several rim elevations in the storm drainage structure table do not match those shown in storm package. Rims that do not match are circled on sheet. What are the correct rims?

Sheet L1.1

22. Trees should be placed with a 10' minimum separation from water service lines. Adjust tree away from water service line as required.
23. Tree placed on top of storm pipe. Adjust tree away from storm pipe and structure, 10' min.
24. Repeat - Tree placed in curb. Adjust tree placement out of curb.

Site Lighting

25. Repeat - The lighting plans have not been updated to reflect the revised building and parking updates.

Sheet C5.5

26. Guardrail required for walls greater than 30" in height.

Storm Drainage Package

27. See the HGL Charts and Stormwater Package for markups related to HGLs and Drainage Areas.
 - a. HGLs - Ensure all pipes are sized based for a 10-year storm. Several pipes appear undersized based on HGLs extending outside of the pipe. Adjust pipe sizes as required.
 - b. HGLs – Inlet 27 rim is shown at 441' in the storm package and 438.46' on sheet C3.8. If 438.46' is the intended rim elevation to use, this will not provide enough ground cover for pipe.