

## MEMORANDUM

Date: 11/16/2023  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Jones Dairy Storage Facility  
SDP-23-03, 4<sup>th</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of the site development plan submitted by Timmons Group, dated 04/05/2023 (received 11/03/2023).

### Sheet C2.0:

1. REPEAT: Please review the symbols used and the key notes legend to ensure that everything matches per sheet.
  - a. This comment applies to all sheets.

### Sheet C3.1:

2. Confirm the lighting plan does not conflict with the utilities. It appears there may be 2 cleanouts that conflict with pole locations currently. Please review and revise accordingly.

### Sheet C3.2:

3. Confirm minimum cover requirements are being met. There are several structures that are just under the minimum requirements currently.
  - a. This comment applies to all profiles.
4. Please label the dimension of the concrete cradle. What you have shown on Sheet C4.1 is extremely helpful.

### Sheet C3.3:

5. The sheet number is incorrect. It is a duplicate of C3.2. Please correct.
6. REPEAT: Label the separation requirements on all profiles.

### Sheet C3.4:

7. Please adjust the overlapping text between structure A1 and A2 in plan view.

### Sheet C7.0:

8. Thank you for adding the CTP Compliance Diagram; it is extremely helpful. Please consider adding a note to Sheet C7.0 that references that diagram on the other sheet, or copying it to this sheet since C7.0 is about the road widening and that information is extremely relevant here.
9. We recognize there have been previous conversations about the frontage improvements for this project and that due to the site constraints for grading and utilities, frontage improvements

are not able to be met. At this time, the Town is open to discussing a fee-in-lieu for this section of frontage improvements that cannot be constructed as part of this project. Town Planning will need to provide details.

Sheet C7.2:

10. On all cross sections, please label proposed grades for driveways that are being replaced.
11. On all cross sections, please provide a response or review and revise accordingly to the inquiry below:
  - a. Is there a reason the existing cross-slope is not being extended for the widening sections, to provide a uniform cross-slope for the roadway?

Sheet C7.4:

12. On all relevant cross sections, please label the cover required for the driveway culverts; consider the minimum cover requirements and adjust as necessary.

Sheet L1.0:

13. Please adjust labels to prevent overlapping text.