

MEMORANDUM

Date: 4/1/2022
To: Michael Elabarger
From: Brian Laux
Subject: Cobblestone Village
SP 21-01, 7th Submittal
Town of Rolesville, NC

This memo summarizes the review of the site plans submitted by BNK Inc., dated March 10, 2021 and received March 18, 2022.

We have not seen a storm package since 1st submittal Feb 2021 for review of the storm pipe and drainage calcs on site. This is a comment that we have had most if not all reviews. The town engineer needs to review and approve the storm design. Wake county reviews and SCM and SEC. Any questions please let us know.

Title Sheet:

1. The quantity summary lists 0 LF of public sidewalk, however, there appears to be sidewalk located along Main Street/401 and W. Young Street in the ROW. Please update the value in the summary. This is a repeat comment.
 - a. The quantity summary lists no public sewer, however, there appears to be sanitary sewer proposed crossing Main Street connection into existing manhole. Please update the value in the summary.

Sheet C0.1:

2. Please address the previously asked questions regarding the asphalt drive (to be removed) on the western corner of the site. Is there an existing easement located here to be abandoned?

Sheet C1.1:

3. Please ensure all easements are labeled.
4. When labeling the relocated greenway, please include the path width.
5. An access and maintenance easement to public ROW should be included and labeled for the SCM in the western corner of the site. This is a repeat comment.
6. Please clarify how the walk by building 7 will be extended to the greenway trail, including the material used for this path extension. Also state the width of the greenway that the walk will be extended to. This is a repeat comment.
7. The 10' perimeter buffer line is not showing on the plans. Please turn on/show this line.

8. Please provide an exhibit showing that a fire truck and future SCM maintenance truck with trailer can maneuver in, out, and around the parking lot located northwest of building 7. This is a repeat comment.
 9. Will an access drive, material be provided for access to the cell phone tower? Will there be connection to an existing drive for the tower? This is a repeat comment.
 10. The easement for the cell phone tower should connect to the existing easement, as shown in the markups. This is a repeat comment.
 11. Please clarify the intent of the end of the walk to the east of Flagstone Crossing Road and update the plans accordingly. Will there be a ramp crosswalk to the parking area or is it planned to connect to the other sidewalk? This is a repeat comment.
 12. Please provide a walkway for the ramp along parking spaces north of Bluestone Crossing Road. This is a repeat comment.
 13. Sidewalk widths vary throughout the site. Please dimension all widths that are not constant and indicate typical widths. Note a minimum width of 6ft along parking areas. This is a repeat comment.
 14. Please ensure drive isle and mountable curb dimensions are shown. This is a repeat comment.
 15. Is the proposed curb by NCDOT to be built or demolished? Is any coordination on construction needed? This is a repeat comment.
 16. Will there be any demo from the proposed improvement with proposed parking? If so, please make sure it is indicated. This is a repeat comment.
 17. The tree grates along Main Street/401 will not work with the sidewalk. The retaining wall also limits the space and doesn't provide necessary room for pedestrians. Please update the design to address the issues. This is a repeat comment.
 18. Please clarify what is proposed vs. existing in the area northeast of building 3. Will the asphalt drive remain, or is getting resurfaced/repurposed? This is a repeat comment.
 19. The 14' access easement dimensioned to the northeast of building 3 is not shown. Please ensure this easement line is shown, including how it is terminated. This is a repeat comment.
 20. Please provide more information on how the drive to the northeast of building 3 is being designed. Will there be ADA ramps where the sidewalk meets the drive? What is the curb type at this location? This is a repeat comment.
 21. Is there any building setback from the existing property line south of building 2? If so, please ensure this setback is being met and the line shown in the plans. This is a repeat comment.
 22. Please indicate if any work will be done on the Privette Insurance site. Will there be any existing asphalt or gravel removal? If so, what will replace it? Will there be any walk connection to the plaza area? This is a repeat comment.
- Will there be light duty paving in the parking lot or will it all be heavy duty paving? Not legend, labels, or section to show this.
 - Fire department approval for driveway width and the layout along Building #7. Building code requires 26ft wide for fire apparatus access when Buildings are more than 30 feet in height (note in blue)
 - The Town also had a few questions on Community area layout and signage (note in blue)

Sheet C2.1:

23. Please ensure that all FDCs have a hydrant within 100ft of them. CoR and Fire department approval needed for current design.
24. There is a force main crossing a wall by building 1. Please clarify if this will be going through or under the wall. This is a repeat comment.

25. Towards the top right of the sheet there is a note that is partially cut off and not pointing to anything. Please remove or fix the comment so it can be easily read and understood.
 26. Please ensure all buildings have FDCs. And follow the Fire department and CoR minimum standards
 27. Please show the location of the grease trap for the community center.
 28. The sanitary sewer by Basalt Place and Main Street/401 is not clearly labeled. Please indicate where the private sewer starts. If there are sections of public sanitary sewer not within ROW, please ensure a sanitary easement is provided. This is a repeat comment.
- The Town also had a few questions on Community area layout and signage (note in blue)

Sheet C3.1:

29. Please provide top of wall and bottom of wall elevations for all walls. This is a repeat comment.
30. Please provide a maintenance strip (10ft) for equipment to access and maintain the SCM in the western corner of the site.
31. The grading of the parking lot by the SCM should be more clearly identified. Consider providing spot grades to represent drainage flow or provide more detail with the contours. This is a repeat comment.
32. There is a leader without text and some cut off text to the southwest of Bluestone Crossing Road. Please remove leader or ensure text can be seen.
33. All conflicts should have separation clearly identified. If there is no profile containing the conflict, please ensure the conflict separation is clearly noted. This is a repeat comment.
34. Please clarify how the access drive by building 7 is going to grade/slope. Based on current contours it appears additional curb inlets will be needed. This is a repeat comment.
35. Contour labels should be provided on the proposed contours by building 1. This is a repeat comment.
36. Please clarify if building 1 will have a stem wall or a separate retaining wall. Adjust plans as needed. This is a repeat comment.
37. There appears to be a low point with no storm structure in the parking lot north of building 1. Please adjust grading or add structure to prevent pooling. This is a repeat comment.
38. At building 8, contours show drainage going from the walk towards the building. Please show how this water will be collected. This is a repeat comment.
39. There is a note towards the top right of the sheet indicating a 10' perimeter buffer, however there is no leader, nor a buffer shown. Please remove or correct the positioning as needed.
40. Please ensure the FFE is listed on all buildings.
41. There appears to be a low point with no storm structure in the parking lot west of building 3. Please adjust grading or add structure to prevent pooling. This is a repeat comment.
42. There appears to be a low point with no storm structure in the parking by the intersection of Rolesville Center Road and Main Street/401. Please adjust grading or add structure to prevent pooling. This is a repeat comment.
43. Please show any road drainage improvements by NCDOT along Main Street and E. Young Street. This is a repeat comment.
44. Please indicate the slope direction of the patio in front of building 3. This is a repeat comment.
45. NCDOT plans look different than what is shown here. Please reference their plans and have approval from NCDOT. This is a repeat comment.

Sheet C3.2:

46. This is a repeat comment. There is no berm for maintenance around the proposed SCM.

47. Riser pipe outlet does not seem long enough for what is in the details (10' MAINTENANCE / WALL FOOTING / CUTOFF TRENCH (5' MIN) / FES?). This is a repeat comment.
48. Provide minimum cover on pipe. This is a repeat comment.

Sheet C3.3:

49. Limits of disturbance does not include the Greenway for the town that is relocated

Sheet C3.8:

50. Standard note: All construction activity must be in accordance with accepted policies of the Town of Rolesville and NCDOT. Rolesville currently does not allow HDPE within the pavement area. This is a repeat comment.
51. Provide the storm drainage and calculations required for approval. This is a repeat comment

Sheet C4.1&C4.2:

52. Stations in plan view are hard to follow/read to see alignment that goes with the profile. Looks like you might be able to turn off unrelated stationing alignments.
53. Show any Public sanitary sewer easement on main as required by CoR
54. Verify rim to FG?

Sheet L1.1:

55. Tree conflict with ADA ramps at driveway. This is a repeat comment.

Sheet C5.1&C5.2:

56. Need NCDOT details along ROW. This is a repeat comment.

Sheet C5.5&C4.2:

57. Is the detail for block wall designed for SCM, typical around site, Main Street wall? This is a repeat comment.

