MEMORANDUM

Date: 04/26/2022

To: Michael Elabarger

From: Brian Laux

Subject: Cobblestone Village

SP 21-01, 8th Submittal

Town of Rolesville, NC

This memo summarizes the review of site plans submitted by BNK Inc., dated April 20, 2022, and received April 22, 2022.

We received a hardcopy of the storm package at the TRC meeting April 20, 2022 for review of the storm pipe and drainage calcs on site. The Provided package does not reflect the design on the current set of plans. Please provide the current storm package as the plans represent.

As the Town Engineer, we need to review and approve the storm drainage design. We were informed at the TRC meeting on April that the contractor has installed all storm pipe (HDPE) and structures throughout the site, prior to approval of the Construction Drawings. This was done without approval of storm package.

All storm items shall be as-built per the Town UDO Section 7.5.5, which specifies requirements as-builts for storm.

Sheet Cover:

1. Storm calculations (02/10/&25 yr) and drainage area maps (pre/post/inlet) will be required prior to approval. The storm calculation package does not include curb inlet area maps to verify gutter spread and other calculations; also pipe line (9,10,11,12) from 10YR are not part of current plan set.

Sheet C1.1:

2. Verify sight distance triangles are based on Right and Left lane locations (currently based on centerline alignment).
3. 14' access easement doesn't match dimensions for access easement label, or easement line is not shown; it looks like the utility line easement is shown.
4. Need walkway for ramp along the parking spaces or remove walkway and ramp as discussed at the meeting on April 20.
5. With ADA Ramps shown, how is a pedestrian in a wheelchair to get past the wall and ramp as shown? Follow all ADA standards and requirements.
6. For the EV spaces confirm if there should be wheel stops.
7. Provide adequate space needed for ADA ramp up against parking (looks tight).

8. How is this work to be done on private land? Will there be dedicated ROW for the walk and parking to be constructed by Main Street project?

Sheet C3.1:

9. Identify conflicts of minimum separation when not profiled. (Storm and Sanitary service, both are gravity)
10. Patio slope direction is toward Building 3. Please adjust.
11. Verify grade of walk from FFE. (low point, walk along Building 2 is lower than ROW). There is no drainage structure or swale for design in this area.
12. What drainage structure are you proposing to connect to for downspouts for Bldg 8? The proposed swale around Bldg 8 goes off site so no splash blocking for this area as discussed.
13. How is the access drive being collect based on grade/slope? Additional CI will be needed based on contours and proposed Post DA map going to SCM. This area will not be allow to be released to the adjacent property as shown.
14. Repeat comment Top/Bot of retaining wall around SCM.

Sheet C3.8:

15. Add note: All storm items shall be as-built per the Town UDO Section 7.5.5, which specifies requirements as-builts for storm.
16. Storm calculations (02/10/&25 yr) and drainage area maps (pre/post/inlet) will be required prior to approval. The storm calculation package does not include curb inlet area maps to verify gutter spread and other calculations; also pipe line (9,10,11,12) from 10YR are not part of current plan set.

Sheet L1.1:

17. Will there be Tree Grates?

Sheet C5.1:

18. General note that all details should be NCDOT for walks/street/ramps.
   - WILL NEED NCDOT DETAILS ALONG THE ROW
   - STORM DRAINGE (MUST MEET ALL NCDOT STANDARDS AND DETAILS)
   - SITE WORK (SIDEWALK/ADA RAMPS/CURBS/ETC) (NCDOT STANDARDS AND DETAILS)

Sheet C5.1:

19. Where is the block wall detail being used?
   1) WILL THE BLOCK WALL SECTION BE USED IN THE SCM WALL?
   2) TYPICAL WALLS PROPOSED THROUGHOUT THE SITE?
   3) ANY DESIGN FOR WALL ALONG MAINSTREET?
20. PER YOUR RESPONSE, LABEL THE I-2 TO 2.5" AND 8" STONE IN ALL AREAS.