

## MEMORANDUM

**Date:** 04/14/2022  
**To:** Michael Elabarger  
**From:** Brian Laux  
**Subject:** Cobblestone Village  
SP 21-01 REV, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of site plans submitted by BNK Inc., dated May 01, 2023, and received April 06, 2023.

No storm package was provided therefore we are not able to complete the engineering review. Please provide the revised storm package as the plans represent with update storm design and DA maps.

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 Cover:

1. Storm calculations (02/10/&25 yr) and drainage area maps (pre/post/inlet) will be required prior to approval.

### Sheet C1.1:

2. Please verify what is the fire truck route in this area, radius need to meet min. for truck route.
3. The drive access for the tower is constructed in parking space. Access driveway will not be allow here as currently installed. update to the driveway access per easement location per original design and clearing of proposed driveway as required.
4. Overall Site Data table. Update the impervious area per revised layout and design.
5. Overall Site Data table. The parking has been updated per revised plan count. With the community center no longer being a part of development. How is the reduction being allowed (I thought this was due to the Community Center)? Is there currently not enough provided spaced per required spaces needed?

### Sheet C2.1:

I have noted a few comments (orange) for FYI on services that do not have RPZs

6. With removed building the FM has been removed but still have a few notes to remove/update
7. With Building 4 the water and fire service need RPZ.

### Sheet C3.1:

I have noted a few comments (orange) for FYI on this sheet. Not needed for response

8. The existing topo has shifted. Check reference.
9. The proposed curb cuts do not work with the proposed contours. The storm drainage should be collected with drainage/curb inlets in this area. The shown layout is a recommendation and should be updated as you see the best design standards.
10. Add structure labels to the updated storm. Add these to the storm charts also.
11. We are not able to complete the review without the Storm calculations (02/10/&25 yr) and drainage area maps (post/inlet) will be required prior to approval. The storm calculation package does not include curb inlet area maps.

### Sheet C3.4:

12. Update the SEC plans per the revised storm.

### Sheet C3.8:

13. Add revised storm design to chart as needed.
14. Has the as-builts of the existing storm been completed?
15. The lighting plans has not been updated to reflect the revised building and parking updates.
16. Provide a rough markup on DA inlet map of area needing attention. The notes in orange are from past review comments and hopefully are on the map already.