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## MEMORANDUM

Date: January 30<sup>th</sup>, 2024  
To: Michael Elabarger  
From: Brian Laux  
Subject: The Point Phases 8 and 14  
CD 24-01, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of the Site Development Plan submitted by McAdams, dated 12/13/2023 (received 01/04/2024).

### Cover

1. Provide impervious summary, lot assumptions breakdown, and residential tables on cover sheet as provided in previous packages.

### Sheet C1.00

2. Add case number "CD 24-01" to the title block. This applies to all sheets.
3. Include seal of sealing surveyor for existing conditions and demolition plan sheets.

### Sheet C1.01

4. Some storm structures along HWY 401 are labeled with structure type, top elevation, and inverts while others are not. Label all structures for consistency.
5. Please clarify what this linework is and label. Clarify whether these will be demoed or remain. This applies to all relevant sheets.
6. Adjust floating leaders and verify leaders are in the correct position to match their label. This applies to all sheets.

### Sheet C2.13

7. Retaining walls on private property requires retaining wall, access easements. Please show and label these access easements. This is a typical comment for all retaining walls on private property.

### Sheet 2.14

8. Please clarify what this is. Label or delete if not needed.

### Sheet 2.17

9. Label all retaining walls.

### Sheet C3.13

10. Include top and bottom of wall elevations for all retaining walls on Grading and Storm Drainage Plan sheets.
11. Several areas appear to have a proposed grade steeper than 3:1. Please verify on grading and storm drainage plan sheets that proposed contours are not graded steeper than 3:1.
12. Please ensure all proposed contours tie back to existing contours. This comment applies to Grading and Storm Drainage Plan sheets.
13. Drainage swales that run through 2 or more properties will require a drainage easement. This comment applies to Grading and Storm Drainage Plan sheets.

#### Sheet C3.14

14. The storm pipe that runs from CB-127 to CB-126 at the intersection of Reverie Way and Quarry Road will require a drainage easement. Show and label this easement.
15. Check and clean up contours as needed. This applies to all relevant sheets.
16. Center the 40' drainage easement on the proposed road culverts for stream crossing.
17. An easement is required on retaining walls for road culvert. This easement should extend to ROW. Show and label easement.

#### Sheet C3.17

18. Add proposed and existing contours throughout the grading and storm drainage plan sheets.
19. Proposed lighting is placed within drainage easement overtop of proposed storm pipe. Reroute storm around light or relocate the light. This applies to all relevant sheets.
20. There appears to be a low point between lots 754 and 755. Please verify and show how stormwater will be captured in this location.

#### Sheet C4.14

21. Utility services should be located outside of drainage easements. Adjust service location.

#### Sheet C5.00

22. Show and label pipe for structure CB-2101 in profile.

#### Sheet C5.01

23. Please verify a minimum vertical separation of 18" between pipe crossings. Provide separation labels to show the minimum separation. This is a typical comment for Plan and Profile sheets.

#### Sheet C5.02

24. Label storm pipe and structure running between structures CB-1804 and CB-1812. Include both the storm pipe and structure in profile.
25. Conflict between proposed storm pipe running between structure CB-1817 and CB-1816 and proposed fire hydrant crossing. Adjust storm pipe or water line as needed to provide 18" minimum vertical separation at crossing.

#### Sheet C5.03

26. Label existing and finished grades on profiles. This comment applies to all relevant sheets.

27. Conflict between storm pipe running between structure CB-1834 and CB-1832 and sanitary sewer pipe between structures SSMH-803 and SSMH-802. Adjust storm or sanitary sewer as needed to provide 18" minimum vertical separation at crossing.

#### Sheet C5.04

28. The maximum drop across sanitary sewer structures without use of a drop manhole is 30". Drops greater than 30" require use of a drop manhole. Drop sanitary sewer pipe or show the use of a drop manhole for structure SSMH-801.

#### Sheet C5.05

29. Verify a minimum of 24" ground cover above storm pipe in paved area within ROW.

#### Sheet C5.06

30. COR to approve 30' Sanitary Sewer easement. Sanitary sewer mains that run 15'-25' of depth require an additional 10' added to easement width.
31. The use of PVC for sanitary sewers greater than 12' in depth to be verified by COR.

#### Sheet C5.07

32. Culverts for greenway should have calculations to provide flows for possible dissipator pads. Include calculations in the storm package.
33. Label and show all culverts crossing greenway in profiles.
34. Provide a minimum of 18" above storm pipes in greenway trails. This applies to all relevant plan sheets.

#### Sheet C5.09

35. Part of vertical curve labels appear to be missing. Verify labels are correct and adjust as needed.

#### Sheet 5.10

36. Label 30' Town of Rolesville Public Greenway Easement.

#### Storm Drainage Calculations

37. Drainage area maps are needed to complete the review. Include drainage area maps.
38. Include profile with 10 year HGL for structure CB-1831 and pipe 42 run.
39. Include profile with 10 year HGL of structure DI-1842 and pipe 18 run.
40. Gutter spread to be less than half the lane width from face of curb to road centerline. Gutter spread for structures CB-2007, CB-2016, CB-2011, and CB-2012 too large, adjust storm as needed.