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## MEMORANDUM

Date: August 28<sup>th</sup>, 2024  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Pine Glo  
SDP-24-05; 2<sup>nd</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of Site Construction Plans for Pine Glo submitted by FLM Engineering, dated 06/03/2024 (received 06/11/2024). Due to this site being private, we are reviewing this Site Plan submittal (SDP-24-05) as a Construction Drawings submittal.

### Sheet C-1:

1. With the next submittal, please include a stormwater package to verify HGLs for the proposed storm system.

### Sheet C-3:

2. Confirm if the existing fence (on the western side of the property) is on the property, and what is to be done with it. (Demo vs. protect?)

### Sheet C-4:

3. The turn-around area should be clearly marked for fire access if proposed to be bordering an amenity area. Consider adding signage. This will also have to be used by garbage, otherwise an alternative option will need to be provided for garbage, so they don't have to back out the entire length of the north parking lot.
4. Confirm how handicap access is being provided on the north side of the building; consider access to the dumpster and amenity area.
5. Please confirm the width of the walk on the north side of the building.
6. Please confirm the line type in the northwest corner of the site, adjacent to the retaining wall.
  - a. Please label the radius.

Sheet C-6:

7. Make sure the proposed valley curb at the turn around is included in the grading plan. It looks like the linework shows something different than the rest of the curb but there are no labels. Additionally, please verify that the proposed 3:1 slope works for fire/garbage access.
8. Show grading for the amenity area and proposed turn-around.
9. The proposed limits of disturbance overlaps with the existing fencing on the west side of the site. Please confirm if the fence will be removed or if the LOD needs adjusted.
10. Confirm if the dumpster enclosure is acting as a retaining wall on the north side.
11. Confirm where FES-5 outlets. Consider impacts to the neighboring property. (Q10 = 4.86 cfs)
12. REPEAT: Per the Town of Rolesville "Site Development Plan Checklist" (Existing Conditions Item #17), topographic contours shall extend 100' past property limits. There is currently not enough topo information to determine the flow of water onto/across neighboring properties. (Supplementing survey with GIS topo information off-site is OK.)
13. There is concern with the pond access being where parking will be occurring. If vehicles are parked, no access will be available. Consider a different area for access, such on the east side. Shifting the easement on the east side to align with the drive aisle and adding drive over curb would be a viable option to provide access at all times. Grading will need to be evaluated to ensure vehicles can get access to the pond for maintenance.
14. Please provide a detail and/or show spot grades for ADA ramps. Align the ramps and landings with the striping.
15. Confirm there is adequate tree protection. Per LDO 6.2.4.5.B.8, for a 24" DBH tree, the tree protection fencing should be placed 24-feet from the tree trunk. In total, tree fencing should be ~48-feet in diameter. Please revise the site plan, grading limits, and/or tree protection plan.
16. REPEAT: Please show the overland emergency spillway on the SCM. If the riser structure and/or outlet pipe clogs, there must be emergency overflow. (See Figure 1 of NCDEQ Stormwater Manual, Section C-4: Stormwater Wetland, for guidance.)
17. Please confirm constructability of the curb on the east side of the site where parking bumps into an island (see markups); it looks like the curb overlaps.
18. NCDOT will require a structure to connect the storm system on the south side of the site, instead of outlet-ing with an FES.

Sheet C-8:

19. Additional silt fence outlets are needed. Please refer to NCDEQ erosion control standards for guidance.