



MEMORANDUM

Date: February 5, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Parker Ridge Amenity Center
SDP-24-10, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of site development plan documents submitted by BGE, dated 01/02/2025 (received 01/05/2025).

Due to this site being private, we are reviewing this Site Plan submittal as a Construction Drawings submittal.

Sheet L4-0:

1. After parcels have been platted, ensure that site data throughout this plan set is updated to match that of the final plat. This applies to pin #, zoning, acreage, use, easements, adjacent properties information, etc.

Sheet L4-1:

2. Show and label all existing utilities.
3. Repeat: It is currently assumed that the existing conditions of the Amenity Center will be based on the proposed conditions for the overall Parker Ridge Construction Infrastructure Drawing Set (CID-23-06). Please update the existing conditions sheet to match the proposed conditions from the approved CID-23-06 plan set if applicable. Please update the following items:
 - a. Surface
 - b. Light poles in the Amenity Center parking lot
 - c. Sidewalk from parking lot to Amenity Center
 - d. Parking signs

This comment applies to multiple sheets.

Sheet L4-2:

4. Please reference the project number and sheet of the approved plans when referring to other plan sets for clarity. This comment applies to multiple sheets.

Sheet L4-3:

5. Label the proposed pipe from structure AD-2011 to structure CB-2010.
6. Please provide additional spot grades on the pool deck in the following areas:

- a. The Northern corner of the pool deck to confirm a high point and positive drainage to swales and area drains.
 - b. At the corner between structure AD-2014 and structure AD-2013.
7. Confirm positive drainage away from the bath house by the entrance gate.
8. If the area drain product allows, please provide a 0.2' drop between invert in and invert out.
9. Provide 2' minimum ground cover over top of all pipes.

Sheet L4-4:

10. The mitigation tree's location does not match previously approved CID-23-06 sheet L1-5. Ensure the mitigation trees are updated in the CID-23-06 REV2 plans.

Sheet L4-7

11. Label the existing stormwater structures inlet protection symbol. Wake County to provide approval.