

MEMORANDUM

Date: April 2, 2024
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Tidal Wave Auto Spa
SDP 23-08, 3rd Submittal
Town of Rolesville, NC

This memo summarizes the review of site plan documents submitted by Seamon Whiteside Company dated 03/01/2024 (received 03/05/2024).

Cover Sheet:

1. Repeat: Provide utilities for all Parcels being subdivided from Master Parcel.
 - a. COR has concerns with the Subdivision/splitting of this parcel. With parceling of this site, the northwest parcel will need to be provided Utilities (water and sewer) for future connections to parcel.
 - b. COR requires the extension of utilities (water and sewer) to each parcel off Grand Park Drive Lot 2 to be split for Tidal Wave (A/B) and Lot 6 does not have service(s) either. Note that the North (future half) parcel of Lot 2 of the site is lower (Will gravity sewer be able to get to this site?)
2. Repeat: Cul-da-Sac to be built for development as the project was platted. This will be needed for Fire turnaround.
3. Stormwater management report is needed to complete engineering review. Provide with next submission.
4. Include previous submissions and dates within revision history chart. This comment applies to all sheets.

Sheet C3.1

5. Clarify if the 20' wide strip of trees extending west, that were previously marked to be removed due to the stormwater outfall being installed, will still be removed after the outfall redesign.
6. Remove proposed SCM from existing conditions and demo plan sheet.
7. Repeat: Improvements along Grand Park Drive and Louisburg Road need to be included in the limits of disturbance. Show any demo needed for these improvements. Update EC and storm calculations accordingly.

Sheet C4.1

8. Landscape plans show limits of disturbance to property line within the 35' utility easement on southwest portion of the site. Update limits of disturbance as required. At minimum, LOD will need to include sewer service.
9. Please confirm if the sediment basin in drainage area #1 will begin to be constructed in phase one.
10. Repeat: Proposed construction entrance has existing power pole in the middle of it. Adjust accordingly to account for relocation of pole or relocate construction entrance.

Sheet C4.2

11. Clarify if a retaining wall or some other device will be used where the mechanical building will be located. Contours are very close and should not be graded steeper than 3:1; adjust/clean up the contours as needed.

Sheet C4.3

12. Silt fence should still be shown in phase 3 erosion control.

Sheet C5.1

13. Label 10' multi use path/greenway and material used for construction.
14. Label ADA curb ramp located near the intersection of Louisburg Road and Grand Park Drive. Reference NCDOT 2024 curb ramp detail section 848.06.
15. Confirm the intent for ending the sidewalk short of the driveway entrance leading to Grand Park Drive. The sidewalk should continue to the driveway entrance and connect to the greenway by crosswalk, with pedestrian ramps on both sides.

Sheet C5.2

16. Update garbage truck route based on updated driveway location.
 - a. This comment also applies to Sheet C5.3.

Sheet C5.3

17. Two C5.3 sheets were included. Remove the outdated C5.3 sheet with the previous submittal's driveway entrance design. Include only the updated sheet for the next submittal.

Sheet C6.1

18. Adjust structure A29 label to read "IE IN" and "IE OUT" instead of both "IE OUT".
19. Stormwater pipes should have a minimum slope of 0.5%; adjust pipes as needed.
20. A standard drop of .2' between invert in and invert out of storm structures is preferred.
 - a. This applies to all storm structures.
21. Provide FES or headwall structures with rip rap dissipater pads for both the underground detention outfall and the SCM 1 outfall.
22. Adjust overlapping labels for clarity.
 - a. This comment applies to all sheets.
23. Please confirm what GRCP stands for.
24. There is a concern to how well the area near the driveway entrance from Grand Park Drive will drain as the slope appears to be <0.5%. Please review the design and ensure there is enough grade change to allow for positive drainage to storm structures.

Sheet C6.2

25. Profiles on the drainage profiles sheet seem to be missing, update plans as needed.

Sheet C7.1

26. An existing water valve located near the proposed ADA ramp at the intersection of Louisburg Road and Grand Park Drive will need to either be within the sidewalk completely, or outside the sidewalk completely. If the valve is located half in/half out, the sidewalk will need to be adjusted accordingly.

Sheet C7.2

27. Clarify if cleanouts will be brought up to existing grade. Label existing and proposed grades on profile for clarity.

Sheet C8.3

28. Include the following details as they are used in the design of this plan set:
 - a. 30" curb and gutter detail
 - b. 24" to 30" curb and gutter transition detail
 - c. ADA curb ramp from 2024 NCDOT standard drawings section 848.06
 - d. Standard duty concrete pavement (that will be used for parking lot pavement)
 - e. Proposed 6' sidewalk detail and section

Sheet D1.1

29. Update underground stormwater detention to match what is shown on plans.

