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FOR: Town of Rolesville
Department of Planning
ATTN: Michael Elabarger
502 Southtown Circle
Rolesville, NC 27571

DATE: December 1, 2023

RE: **Preserve at Jones Dairy SOUTH Amenity Center – Comment Response #4**
Comments Issued: 11.07.23
Town of Rolesville – Site Plan: #SP 22-05
BCSC #P230462

To Whom It May Concern:

Comments:

Town Staff have identified the following review comments to be addressed for the above-referenced plans. Staff reserves the right to identify additional review comments necessary for compliance with the Land Development Ordinance and the Standard Specifications and Construction Details based on plan resubmittal.

Engineering Email Based Comments
Michael Elabarger

michael.elabarger@rolesville.nc.gov

(919) 554-6517:

C000-COVER SHEET

0. Due to changes in engineer and plan changes, this was reviews as a first review.

Acknowledged and thanks.

1. Note previous submittal done by other firm

We have added an additional previous submittal and denoted the firm in brackets. See title block all sheets.

2. Please provide storm calculation package including drainage areas and HGL's

Based on the previously submitted system design for the entire subdivision we have found that the associated impervious area of the amenity site had been pre allocated. Based on discussions with the previous engineer we calculated the Amenity Site HGL's based off a full pipe downstream condition and found that our proposed pipes meet the Town of Rolesville standards and specifications. It is assumed that the stormwater system we are connecting to was properly designed and that the i10 is less than or equal to full pipe flow.

C200-SITE PLAN

3. FFE Typo typ. (finished floor elevation)

We have modified the text to read FFE on all sheets.

4. Label R/W for clarity

We have labeled the R/W for clarity.

5. This is currently shown as a direction ramp (NCDOT Type 1) consider revising this to allow for the 2 directions of the cross (a fan / NCDOT Type 2a or bi-directional / NCDOT type 5a)

We have changed this ramp to a NCDOT type 2a modified.

- a. Ped ramps should reference NCDOT details / types

We have relabeled all ped ramps to use NCDOT details / types.

6. Label existing utility easement

We have labeled the existing utility easement.

C500 GRADING PLAN

7. Top of curb is 0.82' lower than spot elevation at corner. Please revise.

We have revised the associated grading.

8. Drop inlet, does not have a TOC (Top of Curb), DI A1 invert out is higher than invert in

We have modified the label style to call out RIM instead of TOC.

9. Confirm grades are less than 2% in all directions; if this is intended to be a ramp, please show spot elevations for the landing as well.

We have added slope arrows and additional spots.

10. Confirm the cross-slope here to confirm ADA compliance; is this line a step?

We have added slope arrows to confirm ada compliance. The line is not a step but just an attachment point between the sidewalk and the pool deck area.

11. Typo sown = shown

We changed the word sown to shown.

12. Typo Establishe = established

We changed the word Establishe to established.

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