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## MEMORANDUM

Date: July 1<sup>st</sup>, 2024  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Pine Glo  
SDP-24-05; 1<sup>st</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. Please include the project number on the cover sheet. (SDP-24-05).
2. Please include the township and county on the cover sheet.
3. Please add contact information for the property owner and applicant.
4. Add a Site Data Table including the following: *Property Identification Numbers (PIN) for all properties, Zoning (Current and Proposed if a Rezoning), Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Parking Data per use, Tree Coverage Data, Building Height, and Building Square Footage(s) and/or residential density and unit data per housing type.*

### Sheet C-2:

5. The minimum pipe size must be 15", and minimum crossline pipe size shall be 18". Please revise the drainage network and stormwater calculations accordingly.

### Sheet C-3:

6. Please include existing site data (i.e. Property size (ac/sf) PIN, owner, zoning, use).
7. Add dimensions to the existing building. (Square footage and number of stories).
8. Th existing contours should extend 100' past property line to understand existing drainage.

### Sheet C-4:

9. Dimension and label all setbacks.
10. Please label the pavement types.
11. Please show the path of garbage truck access. Will the garbage truck have room to turn around, or will they need to back all the way out?

12. Please show the path of the fire truck access. Verify adequate hose pull distances and fire protection.
13. Why are the wheel stops only shown in the ADA accessible parking area? Please verify the location of curbing and/or wheel stops along the sidewalk.
14. Please clarify if the detail provided is for the Inverted U Bike Racks. Consider adjusting the leader to "PROP. (2) BIKE RACKS" for clarification.

Sheet C-6:

15. Please show slope stabilization on 2H:1V areas near dumpster enclosure.
  - a. Any slopes 3:1 or steeper required stabilization.
16. Please confirm the pipe angle and size of the structure at YI-15. Due to the sharp angle of flow, we recommend revising the storm network in this area.
17. Please adjust text so that it is not overlapping (YI-13).
18. Label all storm inverts or provide reference to the pipe/structure tables.
19. There should be drainage inlets rather than yard inlets in the drive aisles. Please revise.
20. Please confirm the slopes throughout the parking lot to verify adequate drainage. Please label HP/LP (high point and low point) through the parking areas.
21. Please show, label, and dimension the emergency spillway on the proposed SCM.
22. Add top of wall / bottom of wall labels to the proposed retaining wall(s).
23. Please match SD linetype shown on plans to the legend.
24. Please add invert information for the new pipe connection into the existing junction box.
25. Confirm elevations for utility crossings and verify there are no conflicts. Minimum separation requirements must be met.

Sheet C-9:

26. Please show inlet protection on existing structures that are downstream of the site.