

## MEMORANDUM

Date: 07/30/2024  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Rolesville Crossing Amenity Center  
SDP-24-06, 1st Submittal  
Town of Rolesville, NC

This memo summarizes the review of Construction Drawings submitted by McAdams, dated 07/01/2024, received 07/04/2024.

### Sheet COVER:

1. Please update the project number to SPD-24-06.
2. Add a client contact phone number.
3. Add a site data table including: Property Identification Numbers (PIN) for all properties, Zoning, Watershed, River Basin, Current Use, Proposed Use, Current Impervious, Proposed Impervious, Parking Data per use, Tree Coverage Data, Building Height, Building Square Footage and/or residential density and unit data per housing type.

### Sheet C1.01

4. Remove the rip rap from this sheet since this is proposed and not existing. If there is proposed pipe/infrastructure, please show that on the existing conditions sheet.
  - a. Please address the rip rap on all applicable sheets.
5. Add the property data: Owner name, Property Identification Number (PIN), site size, Register of deeds book and page number for this property (and all adjacent properties shown on plan).
6. Confirm if the retaining wall shown is existing or proposed for the amenity center. If existing, label as an existing retaining wall. If proposed, remove it from existing conditions plan.
  - a. Please address the retaining wall on all applicable sheets.
7. Show all property lines with metes and bounds and label. Show and label any setbacks if applicable. The existing easement line on the west side of the site is labeled as a property line. Please adjust.
  - a. This comment applies to multiple sheets.
8. Label the existing contours.
  - a. This comment also applies to Sheet C3.00
9. Please confirm if the tree protection fencing shown on the east side of the site is for the Rolesville Crossing project or the amenity center. If for the amenity center, please remove it from the existing conditions sheet and show on an erosion control sheet. If for the Rolesville Crossing project, please either remove it or label as existing.

- a. This comment applies to all sheets.
- 10. Label the existing light pole.
- 11. Show any existing underground and/or overground utilities and label, if applicable.
- 12. Label the wetland and show the hatching.

- a. This comment applies to multiple sheets.

- 13. Please label all features as "existing" for further clarity since the construction for the Rolesville Crossing project and the amenity center will overlap.
- 14. Please label the mail kiosk as "existing" to help clarify.

#### Sheet C2.00

- 15. Enlarge the symbols in the Fixed Furnishings Schedule to match plan view.
- 16. The sidewalk south of the amenity center is shown as existing, please label it as existing or adjust the plot style and label as proposed.
- 17. Label the light pole on the south side of the site as either existing or proposed.

#### Sheet C3.00

- 18. Label the existing storm system.
- 19. Adjust labels to avoid overlap and to ensure all labels are legible.
- 20. Check the rim elevation for structure AD-1; based on the contours it appears it should be between 384 and 385.
- 21. Move silt fence outlets to low points.
- 22. Grading is occurring outside of the silt fence. Adjust the linework accordingly. It appears, based on this sheet, the retaining wall is being constructed as part of the amenity center. If this is the case, there is not a lot of room for installation and grading on the backside of the retaining wall. Please think through constructability and adjust the SF and LOD accordingly.
- 23. Please label the dashed line that runs around the pool.
- 24. Fix the leader for the silt fence with silt fence outlets at low points, on the northeast corner of the site so it is pointing to the applicable item.
- 25. Update the legend with applicable items that are on this sheet and remove items that are not proposed in the project. Example: the accessible parking area is not proposed in this plan.
  - a. This comment also applies to Sheet C4.00 and C4.01.
- 26. Please provide inverts (start/end) for the 8" perforated HDPE drain pipe to confirm depth.
- 27. Confirm all pipes and structures have the required minimum cover.
  - a. AD-6 = <1' cover.
- 28. Adjust the 387 proposed contour so it makes sense with AD-4 and AD-5 rim elevations, or move area drains to low points.
- 29. Label this sheet as the Grading, Drainage and Erosion Control Plan, if that is the intent.

#### Sheet C4.00:

- 30. Fix the layer properties for the entire sheet so the lines plot similar to other pages in the set.

a. This comment also applies to Sheet C4.01.

31. Amenity and pool plans by others shows this as a 1" water service at entry to building; please verify and adjust accordingly.

Sheet C4.01:

32. Please confirm if the sign (assumed stop sign) is proposed under this project. If so, label it; if not, please gray back to match the other existing infrastructure.

33. For MH-14, indicate which invert is existing and which is proposed (with pipe sizes or direction to clarify which invert is which pipe).

Sheet C8.01:

34. The water service shown on Sheet C4.00 is 2". Please confirm the detail.

Sheet L5.00:

35. Consider the proximity of the tree to the sewer lateral; there is a potential for future root intrusion with the pipe.

Sheet L6.00:

36. Freeze the landscape hatching on this sheet.

37. Show the proposed amenity lighting. No proposed lighting is called out on this plan even though it is the Amenity Lighting Plan.