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MEMORANDUM

Date: 07/30/2024
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Chase Bank
SDP-24-03, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of site plan documented submitted by Bohler, dated 07/01/2024 (received 07/04/2024).

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

Sheet C-101:

1. Please update the version number on the cover sheet for next submittal (V3).

Sheet C-201

2. Repeat: Update the plans to reflect surveyed conditions. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).
 - a. This comment applies to multiple sheets.
3. Repeat: Provide the site metes and bounds of property boundary in graphic and list format. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).
4. Repeat: iMaps shows a force main extending along US 401 Business. Show the entire force main and either label or add a line type to the legend on Sheet C-102 for clarity. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).
5. Due to the presence of alluvial soils, and after reviewing the Geotechnical reports from the Lot 5 PSP submittal and the provided Lot 5A Stormwater/EC Report, please add a general note to the plans similar to the following:

Per the geotechnical report performed by TerraTech Engineers, areas of structural fill and/or construction operations should be proof-rolled per the geotechnical recommendations, after rough finished subgrade is achieved.

- a. If the geotechnical report is not accessible for these plans, please adjust the note accordingly but still provide a statement for proof-rolling.
 - b. We understand coordination is occurring with the mass-grading so if the survey received drastically changes existing grades, please coordinate with us as needed for adjustments to these plans.
6. Repeat: Verify if the existing utilities and the stormwater on the property have existing easements. If so, show the easement, label with size, type, and public/private. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).
7. With the access drive not shown as an existing condition, remove "Prop. Sawcut" callout and line.
 - a. With the access drive being removed, this site no longer has any access shown. We understand coordination is still occurring for this site's conditions, but an access will need to be provided for plan approval.

Sheet C-301

8. An ADA ramp is needed to access the crosswalk in the access drive, exiting the active open space. Please adjust the plans accordingly.
9. Repeat: Plans for the access drive off Wallbrook Drive have not yet been submitted. (Leaving comment until Town has access to these plans).

Sheet C-401

10. Please provide spot grades for the landing beyond the rail, closest to the ROW on the proposed 6' walk to the ROW. Ensure the grade for the landing meets ADA compliance.
11. Repeat: Clarify how the stormwater will be managed in the low point at the 382' contour, adjacent to Virginia water Drive. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).
12. Adjust the grading around the proposed 6' sidewalk to the ROW to ensure the grades do not exceed 3:1.
13. Repeat: Based on the existing contours in the east corner of the site, it appears stormwater in this area flows off site. Adjust the grading as needed to route stormwater to an existing storm drop inlet. (It is understood that Bohler is waiting for the survey; this comment will remain until the survey is received and updated).
14. Please confirm whether structure EX-10, the existing drop inlet that the storm will tie into, has been constructed. The existing 18" RCP pipe leaving the structure does not meet minimum ground cover requirement of at least 2', forcing the design of the incoming pipes to have less than 2' ground cover as well. In addition, please turn the proposed storm sewer pipe schedule and the proposed storm structure schedule to black for clarity.

Sheet C-501

15. Repeat: An easement will be required for water meters in their current proposed locations. (It is understood coordination is taking place; leaving this comment as a note until plans are updated).

Sheet C-802

16. Clarify if a sawcut and silt sox will be needed for the access drive. Please update the erosion control and existing conditions sheets to align with one another.

Stormwater & Erosion Control Report

17. Please provide gutter spread calculations with next submittal.
18. Adjust the drainage area A-1 in the pre-development drainage area map. In the post development drainage area map, the area in the South corner of the site is shown draining to the existing drop inlet and grading does not appear to change. Please adjust the pre-development drainage area A-1.
19. Adjust the drainage area A-1 in the post development drainage area map. The highlighted portion, including and adjacent to the sidewalk, does not appear to drain to the existing storm drop inlet based on existing contours. Please review and adjust accordingly.
20. In the post-development drainage area map, please clarify how the stormwater in A-3 will be managed with the access drive being designed by others.
21. In the stormwater routing section, please label all pipes for review. It is unclear which pipes are which without the labels.