



TOWN OF PITTSBORO

Stuart W. Bass, AICP, CZO, Planning Director
06/06/2014

1. **a. Comment:** Provide wet pond calculations, details and cross-sections in accordance with NCDENR BMP design manual for wet ponds.

Response: These calculations and details are attached.

b. Comment: Provide a sequencing of how erosion control and stormwater will be managed for Phase 1 and the partial Ave construction, the proposed Phase 2 building and street widening. It is not clear how this will occur so that the completed wet pond is not impacted with future phases of work.

Response: A note has been added to the Phase II Erosion Control Plan indicating that once the entire area draining to Sediment Basin #1 has been stabilized with permanent vegetative cover, the sediment basin shall be converted to a permanent stormwater management BMP. The Phase 2 building and road widening will require erosion control devices to be installed with those phases of construction to protect the BMP from sedimentation.

c. Comment: Please review the Town Stormwater Ordinance. It requires no more than 3.8 lbs/ac/yr TN loading as an example.

Response: The Stormwater calculations are attached.

2. **Comment:** Please find attached engineering comments from Hydrostructures, PA. The Fire Marshall's comments are also incorporated here.

Response: Noted. The comments have been addressed and are responded to below.

HYDROSTRUCTURES, PA

Pittsboro, NC, (919) 542-5002
06/06/2014

Sheet C-500 Utility Plan

- **Comment:** The proposed 4" water meter shall be provided by the Owner. It shall be Neptune radio-read type, possessing radio read output consistent with that used by the Town of Pittsboro at the time of installation. Please provide specs for the meter and the vault housing the meter that adhere to the requirements listed in Section 3.M.

Response: A notes has been added to the Utility Plan indicating that the "water meter shall be provided by the contractor and shall be a Neptune radio-read meter conforming to AWWA C700 with radio read output that is consistent with the Town of Pittsboro Standards at the time of installation." The specs for the meter and vault housing are also attached.

- **Comment:** The meter cannot be tapped from the fire line; it must connect directly to the public water main.

Response: The domestic water connection has be revised and connects directly to the public water main.

- **Comment:** On 2-inch diameter services and larger, in addition to the corporation stop at the water main, a threaded end gate valve in accordance with Specification Section 3.D shall be installed as a curb stop. Valve to be fitted with a valve box extended to grade.

Response: The required gate valve has been added to the plans.

- **Comment:** The meter should be located on the public side of the right-of-way.

Response: The meter location has been revised.

- **Comment:** The valve for the fire line should be located at the water main.

Response: The valve has been moved to the main.

- **Comment:** Please show size and material of both the domestic service line and the fire service line in the right-of-way.

Response: The sizes and materials have been labeled on the Utility Plan.

- **Comment:** Please show the physical location of both backflow preventers and all interconnecting piping.

Response: The physical locations of both backflow preventers and the associated interconnecting piping have been shown on the Utility Plan.

- **Comment:** Please identify the small box in front of the FDC. Is it a sidewalk pattern or a vertical planter in front of the FDC?

Response: The small box located in front of the FDC is a landscape planter. The landscape planter will not interfere with the ability for the fire department to access the FDC.

- **Comment:** The proposed hydrant must be located within 25'-50' of the FDC. This will require it to be a private hydrant on private property. Please label it and relocate.

Response: The hydrant has been relocated to meet the above listed requirement.

- **Comment:** Model the turning radii of all the entrances and parking lot turns to insure that a pumper truck can maneuver throughout the area.

Response: An exhibit showing the turning template is attached.

- **Comment:** Will the site have an irrigation system?

Response: The irrigation tap, meter and backflow preventer has been added to the Utility Plan

- **Comment:** Please add the contact information for your water and sewer inspectors to Sheet C-500.

Response: At this time, the person responsible for inspections is to be determined. Once determined, the contact information for the individual will be provided. In the meantime, questions can be directed to Jordan Brewer has indicated on the Cover Sheet.

- **Comment:** The sewer immediately exiting the building shall be a private service lateral. The public sewer must be placed in a 20' public easement.

Response: Per conversation with Becky Smith, the last run of sanitary sewer will be public to serve the Phase II site. The remaining sanitary sewer will be private and is labeled accordingly.

- **Comment:** Identify all utility and stormwater easements.

Response: All known easements are shown of the existing conditions and utility plans.

- **Comment:** Please submit profile drawings for the public sewers, storm sewers, and water mains.

Response: The required profiles have been added to the plan set.

- **Comment:** Please include Town of Pittsboro sewer and water details to the plan set. They have been attached for convenience.

Response: Noted. The Town of Pittsboro details have been added to the plans.

- **Comment:** Please label the private and public segments of the sewer line.

Response: The private and public segments have been labeled accordingly.

- **Comment:** Please label the size and material of both the public and private sewer mains.

Response: The sizes and materials have been labeled on the Utility Plan

- **Comment:** If the proposed property line is as shown, the public sewer should not traverse over the adjoining property to the north.

Response: Noted. The easement has been shown on the Utility Plan.

- **Comment:** What is the proposed use of the area labeled Phase 2, will the structure load require and additional fire hydrant? If so, recommend stub out of the hydrant leg from the main water line prior to construction of Collector Road A. This comment also applies to the property to the south- should taps be installed now to prevent cutting new asphalt in the near future?

Response: This item is being coordinated with Withers and Ravenel. Additional stub out locations will be shown on the infrastructure plans produced by Withers and Ravenel.

- **Comment:** Please add the Town's NOTIFICATION requirements as a note to Sheet C-500. This can be found in Section 2.03.

Response: The note has been added.

Sheet C-400 Grading and Drainage Plan

- **Comment:** Please add a construction sequence note that requires the completion of the Stormwater BMP along Suttles Road prior to construction of the storm drain from the new Collector Road A- that is designed by Withers & Ravenel.

Response: The initial Phase I Erosion Control grading will provide a diversion to allow the storm drain from Collector Road A to drain to the BMP in the Erosion Control Phase of the project. Once the site work is complete and vegetation is permanently established, the Sediment Basin will be converted to a permanent Bioretention Area.