

MEMORANDUM

Date: December 2, 2024
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Broadmoor
CID-24-06, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of Construction Infrastructure Drawings submitted by WithersRavenel, dated 11/01/2024, received on 11/04/2024.

Cover Sheet

1. Revise "CID-YR-XX" to "CID-24-06".

Sheet C0.01

2. Update the title block.
 - a. This comment applies to all sheets.

Sheet C3.00

3. If the subdivision to the south is considered existing, then please show it on the existing conditions sheet and all applicable sheets, along with demo of the hammerhead.

Sheet C3.01:

4. Please confirm if there are easements for all retaining walls.

Sheet C3.03:

5. Please show the existing hammerhead and removal on the existing conditions/demo sheet, respectively.

Sheet C3.04:

6. Per the Town Standards Manual all greenway boardwalks shall have a 10' concrete approach pad on each side.
 - a. This comment applies to all greenway boardwalks.
7. Please confirm the location of the boardwalk in the southeast corner of the site and confirm if it needs to extend to the edge of the 50' Riparian buffer, or if it is based on grades.

Sheet C3.06:

8. Please confirm the required permitting is being submitted for wetland disturbance.

Sheet C4.00:

9. If the section of sanitary sewer in the southeast corner of the site is existing, please gray back.

Sheet C4.01:

10. Please clarify when construction of the water crossing at Rolesville Road will occur. Will it be before/with the roadway construction?

Sheet C5.01:

11. Please include a drainage schedule for structures and pipes. It appears some pipe information is missing from the plans.
12. Please confirm if the pipe within the 10' drainage easement by others, in the northwest corner of the site, is an inlet or outlet. Adjust grading/drainage accordingly.
13. The Town of Rolesville prefers all catch basins to be outside of driveways; please review and adjust as is possible. Confirm CBs are far enough away from driveways for curb transitions (See Page 3 of the Standards Manual), since valley curb is being used on site. Include a detail for curb transitions.
14. Easements shall be a minimum of 20' wide.
 - a. This comment applies to all PDE.
15. Reference page numbers for SCM detail/plan & profiles.
 - a. This comment applies to all SCMs.

Sheet C5.04:

16. Adjust text to avoid overlap.

Sheet C5.06:

17. Label the catch basin off CB-102 (clouded in markups).

Sheet C6.01:

18. Confirm all pedestrian ramps provide ADA compliance with ramps and landings.

Sheet C7.01:

19. Please confirm if the pipe within the 10' drainage easement by others, in the northwest corner of the site, is an inlet or outlet. Adjust grading/drainage accordingly.

Sheet C8.01:

20. Label the ROW lines in plan view on all Plan/Profile sheets.

Sheet C8.05:

21. Vertical Curve lengths shall be in 50' increments for the Town of Rolesville.

Sheet C8.07:

22. Show existing storm drainpipes within Rolesville Road as grayed back/existing.
23. Vertical Curve lengths shall be in 50' increments for the Town of Rolesville.

Sheet C8.09:

24. Vertical Curve lengths shall be in 50' increments for the Town of Rolesville.

Sheet C8.12:

25. Per the Town Standards Manual all greenway boardwalks shall have a 10' concrete approach pad on each side.
26. Adjust the text/leader so it is not cut off.
27. The callout for the greenway boardwalk near Station 11+00 seems to be in the wrong location. Please confirm and adjust accordingly.

Sheet C8.13:

28. Greenways shall have a 2' shoulder with 3:1 grading; ensure this fits in the easement with the fill around Station 28+00.
29. The minimum grade for the greenway shall be 0.50% for drainage (boardwalks are the exception).
30. Ensure all impacts are being permitted; it appears quite a bit of fill is occurring in the floodplain.

Sheet C8.14:

31. Confirm if a pedestrian ramp will be provided adjacent to the parking lot off Fowler Road.

Sheet C8.15:

32. Confirm the grading will fit in the easement with the fill near Station 12+00 for Greenway 002.
33. Please try to get the greenway to less than 2% grade in all directions on Greenway 002, to account for a landing area with ADA consideration.
34. Please look at getting the grades to 2% or less for ADA consideration on Greenway 003.

Sheet C9.01:

35. Point leader to the rip rap dissipator.

Sheet C9.05:

36. Update the detail for the Concrete Pipe Collar at Structure with the referenced sheet number.
37. Need a headwall detail if the SCM#4 outfall changes.
38. Update the sheet number on the Auxiliary Spillway Control Section detail.

Sheet C10.00:

39. Per the Town of Rolesville Standards Manual, please adjust the typical section to meet Town standards instead of COR.
40. Pedestrian ramps should follow NCDOT standard details.

Sheet C10.01:

41. The City of Raleigh cul-de-sac detail appears to be unnecessary since the typical cul-de-sac sections are provided on Sheet C3.08.

Sheet C10.06:

42. Is the Interstate and Freeway detail for Grading Subgrade the appropriate detail? There is no interstate or freeway on this project.

Sheet C10.08:

43. Erosion control details should be Wake County details.

Sheet C11.01:

44. Please confirm the intent for the crosswalk striping. Please see the Town of Rolesville Standards Manual for crosswalk requirements, as they apply.

Sheet C11.03:

45. Include only current/relevant property information for the subdivision to the south.

Sheet C11.04:

46. Include current property information for the subdivision to the south.

Sheet C11.05:

47. Consider if this sheet needs to be included; there appears to be no signing or striping present.

Sheet C11.06:

48. Consider shifting Sheet C11.01 slightly to fit the whole cul-de-sac (Sisley Place) on one sheet since the road and parking are the only signing and striping present on this sheet.

Sheet L1.01:

49. Confirm all light pole locations will not conflict with utilities and services.
50. Fix the overlap of the roadway text to the linework.
 - a. This comment applies to all sheets in numerous locations.

Sheet L1.02:

51. Please clarify what the circle around the light poles represents. Label and make sure it is consistently shown on all lighting sheets.
52. Confirm that the location of the streetlights will not interfere with driveways on all lighting sheets.
53. Streetlights should be located behind the sidewalk. Please revise accordingly.

Sheet L1.07:

54. Confirm the location of the tree in the northeast corner; it appears it may be located over a storm pipe.

Sheet SL1.00:

55. Per the LDO, light fixtures shall not exceed 30 feet in height in ROWs. Please revise accordingly.
56. Confirm the Model Number is correct and/or update; it does not seem to match the details provided. Please clarify the difference between the two provided models.