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MEMORANDUM

Date: January 2, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Pearce Farm
CID 24-08, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of 1st submittal of construction drawings package submitted by McAdams Engineering dated 12/02/2024 (received 12/05/2024).

Cover Sheet:

1. Either include Preservation Plan in next submittal or remove from Sheet Index.
2. Please submit a Lighting Plan per LDO Section 6.6.F.

Sheet C0.01:

3. For the public greenway typical section, please revise the aggregate base course shoulders to 2 feet, per Town of Rolesville standards.
4. For the public greenway typical section, please revise the maximum grades on either side from 2:1 MAX to 3:1 MAX, per Town of Rolesville standards.

Sheet C2.01

5. Please confirm that the easement crossing lot 29 does not impact the buildable area. If it does, please revise the easement location.
6. Please confirm who will be responsible for the retaining wall. If the wall is considered public property, an easement may be required for maintenance where it crosses into lots 39 through 42.
7. Please clarify the reason the easement along lots 49 through 55 shifted south. Does this impact buildable area for these lots?
8. The legends and notes shown within the final PSP submittals have been deleted from the site and pavement marking sheets in the CID set. Please add these back to the appropriate sheets in the next submittal.

Sheet C2.02

9. In the callout "PROPOSED PROPOSED 10' LANDSCAPE BUFFER EASEMENT (TYP.)", the word "proposed" is duplicated. Please remove the duplicate word in all callouts (multiple callouts on multiple sheets).
10. This is a continuation of comment #7 above. Please clarify the reason the easement along lots 53 to 65 shifted south. Does this impact buildable area for these lots?

Sheet C2.04:

11. Please confirm the required permitting is being obtained for the retaining wall encroachment within the stream buffer area.

Sheet C2.05:

12. Label greenway material (asphalt) on all greenway callouts, all sheets.
13. The greenway crosses the stream just downstream of the pond. The dam is being breached but the grading shown on the grading plans looks like the greenway will be built on fill material. Please confirm intent. Will this create a new dam for the pond? A boardwalk may be required. Refer to the Town of Rolesville Standards Manual for design requirements.

Sheet C2.06:

14. The greenway has shifted further into the pond "zones" since the approved PSP set. Please confirm the appropriate permitting is being obtained.

Sheet C2.09:

15. Utility easement linework is shown on either side of Street "K". Please label these on plan sheets.

Sheet C3.01:

16. The Town of Rolesville minimum storm drainage pipe size is 15" diameter. Please revise any pipes under 15" accordingly.
17. Please add more proposed grading labels throughout the grading sheets. It is hard to follow the grading without many labels in some areas.

Sheet C3.04:

18. and 19. The Town of Rolesville minimum storm drainage pipe size is 15" diameter. Please revise any pipes under 15" accordingly.
20. Review all grading plans for steep cut and fill areas near roadways or walkways as well as retaining walls. Guardrails or handrails may be required.
21. Label the culvert shown under Street "A" with size, slope, etc.
22. Add a callout reference to the SCM Details at each stormwater control measure.

Sheet C3.05:

23. Review the retaining wall grade differential along Alley "23". A guardrail may be necessary.
24. Confirm the drainage plan/intent for the existing pond. Per the plans, the dam will be breached and the pond drained but it appears it will then be filled again for the construction of the greenway crossing. A boardwalk may be necessary.

Sheet C3.06:

25. General comment that applies to all sheets – review plans and provide text masks where needed. Many labels are hard to read.

Sheet C3.08:

26. Review the retaining wall near the private greenway path. A handrail may be necessary.
27. Wetland disturbance is shown where the greenway crosses near SCM "G". Confirm this disturbance will be permitted.

Sheet C3.09:

28. Label the rip rap at the culvert outlet crossing Street "A".

Sheet C5.00:

29. Clearly define the mill and overlay limits at the intersection of Street "A" and Forestville Road.
30. Label and dimension right-of-ways and easements on all plan and profile sheets.
31. Review all profile sheets and confirm that all pipe crossings are being shown. There were several that were in the plan view that were missing in profile view.

Sheet C5.03

32. Clearly define mill and overlay limits at the intersection of Street "A" and Burlington Mills Road.

Sheet C5.14

33. Clearly define mill and overlay limits at the intersection of Street "O" and Burlington Mills Road.

Sheet C5.25

34. Fix pipe style for pipe crossing under Alley "14". And show sewer crossing in the profile as well.

35. Show the waterline crossing under Alley "15".

Sheet C5.38

36. Confirm the minimum cover is being met for the 8" DIP SS pipe between SSMH-101 and SSMH-102.

Sheet C5.41

37. Confirm the minimum cover is being met for the 8" DIP SS pipe between SSMH-102 and SSMH-103.

Sheet C5.42

38. Confirm the minimum cover is being met for the 8" SDR 35 PVC SS pipe between SSMH-107 and SSMH-108.

Sheet C5.46

39. Clearly define mill and overlay limits at the intersection of Street "O" and Burlington Mills Road and at the intersection of Street "A" and Burlington Mills Road.

Sheet C6.001

40. Revise the sheet number. It is incorrectly shown as "C0.001".

Sheet C6.102

41. Show and label silt fence outlets along the temporary silt fence at all low points throughout erosion control sheets.

Sheet L5.01

42. Confirm that tree placement shown does not conflict with any driveways – this comment applies to all landscape sheets.

Storm Drainage Report

Per the Town of Rolesville, storm drain piping should be a minimum of 15" diameter pipe. Storm drain piping smaller than 15" diameter has been flagged in the Storm Sewer Tabulation tables. Please review and adjust pipe sizes. The flagged pipes are as follows:

- System 100
 - Pipe 37 → 12"
 - Pipe 54 → 12"
 - Pipe 55 → 12"
- System 200
 - Pipe 69 → 12"
 - Pipe 70 → 12"
 - Pipe 77 → 8"