

## MEMORANDUM

Date: 06/04/2023  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Broadmoor  
PSP-24-02, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of Site Plan submitted by Withers Ravenel, dated 05/01/2023 (received 05/07/2023).

We recognize some of the comments are related to the construction drawings and not necessarily a preliminary plat, however we believe it is prudent to provide these comments early in the process; these comments are not required for approval of the Site Plan and have been identified separately than comments directly related to the Site Plan submittal comments.

### Sheet C0.00:

1. Please include the submittal number on the cover sheet (PSP-24-02).
  - a. This comment applies to the title block on all sheets.
2. Include in the Site Data table: River basin, Existing Impervious, Proposed Impervious, Parking Data, Tree Coverage Data; Show density for RH and RM separately.

### Sheet C1.08:

3. The linework shown on this sheet appears to be proposed linework. No existing conditions or demolition work seems to be shown. Please review and update the sheet accordingly. Include notes and leaders to clarify the work that is to occur.

### Sheet C3.00:

4. Please clarify what the space adjacent to the private parking will be used for (open space? amenity?). The previous sheet shows it as open space but it is not labeled as other OS areas are.
5. Please label all road names. If road names are not determined yet, use placeholder names.
6. Please grey back work "by others" for clarification of what is to be constructed as part of this plan.

### Sheet C3.01:

7. Label the private driveway.
8. Please confirm if the sidewalk along Rolesville Road is part of this project or by others; please grey back any work done by others.
  - a. This comment applies to all applicable sheets.

Sheet C3.03:

9. Consider adding labels or a table to help clarify what each lot type and zoning is. Changing between Sheets C2.00, the site plan and C3.09 to keep track of zoning types was time consuming. The label could go with the phasing label for clarity. Some sheets have the clarification when the zoning line is on it, but some sheets don't have that clarification.

Sheet C3.07:

10. Show the site distance triangles at Fowler Road.

Sheet C3.08:

11. Please provide general construction notes for the road improvements.
12. Show and label where the proposed curb will tie into existing.
13. Show and label where the proposed multi-use path will tie into existing.
14. Please verify all labels are accurately labeling and pointing at the infrastructure.

Sheet C3.09:

15. The Town's Standards Manual Specifies a minimum 37' radii to the face of curb for cul-de-sacs. Please ensure that cul-de-sac meets engineering standards.
16. Trees are not allowed in utility strip per LDO section 6.2.2.2.D.3. Please revise the typical section accordingly.
17. Typical sections should reflect according to what is in the plans; Valley curb is shown on the plans in some locations.
18. The Town's Standards Manual specifies 12 foot lanes minimum; please review and adjust accordingly.
19. The Town's Standards Manual specifies curb type for local residential vs. residential collector roads. Please review and adjust accordingly.
20. The townhomes are shown zoned as RH on the Phasing plan sheet C2.00. Please verify the zoning for townhome units and adjust accordingly.
21. The detached front-loaded units are shown zoned as RM on the Phasing plan sheet C2.00. Please verify the zoning for detached front loaded units and adjust accordingly.

Sheet C4.03:

22. If the adjacent project watermain is not yet constructed, a blow off assembly will be required for this project. Please clarify the intended order of construction.
  - a. This comment applies to multiple sheets.

Sheet C4.07:

23. Please confirm if a future sewer connection will be occurring at the north end of the proposed sewer, near Fowler Road.

Sheet C5.00:

24. Show the access and maintenance easements for all proposed SCMs.
25. Verify all slopes are 3:1 slopes or flatter.

Sheet C5.01:

26. The Town's preference is to not have CB grates in driveways. Please review the stormwater layout to adjust accordingly.

Sheet C5.03:

27. If a drainage swale is crossing more than 2 lots, a drainage easement will be required.

Construction Drawings:

Please consider the following for CDs; These comments are shown as green in the markups and are not required for approval of the preliminary plat:

- A. Please confirm if the phasing aligns with utilities and stormwater management or if it is just related to COs and home building.
- B. It is highly recommended that all pedestrian ramps be reviewed; a lot of them direct pedestrians to the center of the intersection rather than across the road directly to a receiving ramp. We recommend adding pedestrian crosswalks and ramps for review.
- C. The Town Standards Manual and LDO requires all stop bars to be located 4' behind the crosswalks.
- D. A signage and striping plan will be required for review, including crosswalks, striping, stop signs, speed limit signs, and other applicable signs.
- E. Provide temporary barricades or fences at any road stub/future connection.
- F. Please provide a temporary construction easement for all work outside of the property line.
  - a. If an agreement with the adjacent property owner is in place, please clarify.
- G. Top and bottom elevations of retaining walls will be required. If the wall is greater than 30", fall protection will be required.
- H. Stormwater calculations required for CDs:
  - a. HGLs for 10-year storm event.
  - b. HGLs for culverts 25-year storm event.
  - c. Gutter spread calculations.
  - d. Pre and post development drainage areas.