

MEMORANDUM

Date: 11/28/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: The Point – Phases 11-13
CD 22-05, 1st submittal
Town of Rolesville, NC

This memo summarizes the review of the construction document plan set submitted by McAdams, dated 10/27/22 (received 11/02/22).

General (All Sheets):

1. Add the project number into the title block on all sheets.

Sheet C0.00:

2. While we recognize the PR was approved with this typical section, to comply with changing Town preferences, is it possible to place the sidewalk 1' off the right-of-way? This would also provide a wider boulevard for plantings and street trees if being provided.
3. Per the Rolesville greenway plan, the goal is that greenways should be accessible; a max cross slope grade of 2% is required for ADA accessibility. If there is a reason this greenway does not intend to be accessible, please provide clarification.

Sheet C1.00:

4. Please label linework or remove from this plan sheet.

Sheet C2.00:

5. Please adjust leader to match the correct linework for the easement.

Sheet C2.00:

6. Please provide a pedestrian ramp at this location.
7. Adjust text for legibility.
8. If this label is for the 20' easement, move label into easement. This label is not included in the legend. Please include for clarity.
9. Confirm what this label is and what area it is referring to. There are no adjacent labels or linework.

Sheet C3.00:

10. Please confirm that the grading is tying into the wall at this location.

Sheet C3.01:

11. Please label the low point.

Sheet C3.02:

12. Please confirm who is responsible for the retaining wall (HOA, homeowner, etc.)? An easement may be needed for the wall.
13. Please confirm 1' cover is your intention. We recommend a minimum of 18" if possible. It appears your other YI systems have approx. 2' cover in most places.

Sheet C4.01:

14. Please confirm what the "DE" label near Lot 811 is referring to. There are no adjacent labels or linework.
15. Confirm minimum separation requirements are being met between water, storm, and sanitary; confirm requirements are being met throughout site.
 - a. This comment also applies to Sheet C4.02
16. Services should be located outside of drainage easements. Please review and revise accordingly.
17. Please confirm what the "DE" label near the intersection of Radiant Way and Commend Place is referring to. There are no adjacent labels or linework.

Sheet C5.05:

18. Please confirm the need for a vertical curve. It appears the grades on each side are both 1.80%.

Sheet C6.01A:

19. Please adjust the plans so no color shows through and the existing sewer is visible.
 - a. This comment applies to all sheets. The color was also noticed specifically on C3.01 and C6.02A
20. Sediment can flow directly into the skimmer bay in this area. Please consider connecting the two interior baffles to prevent this from happening.

Storm Calculations Package:

- A. All HGL's must be contained within the pipe for the 10-year storm event. Please review and revise accordingly.
 - a. Specifically, Line IDs 414 – 415 and 500 – 501.