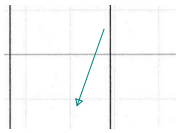
03 Hollybrook - The Meadows - Construction Documents - 190321.pdf Markup Summary

Architect (9)



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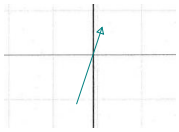
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:37:26 PM
Color:



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Date: 4/17/2019 12:37:31 PM
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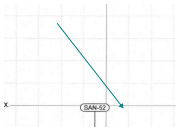

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Page Label: 11
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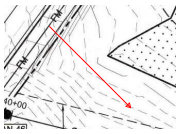
Author: JustelA
Date: 4/17/2019 1:02:39 PM
Color:



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Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:07:15 PM
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Status:
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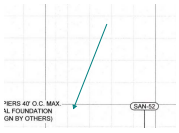
Date: 4/17/2019 1:07:11 PM
Color:



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Date: 4/17/2019 1:02:30 PM
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Page Label: 11
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Status:
Author: JustelA
Date: 4/17/2019 1:06:23 PM
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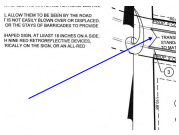
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:06:58 PM
Color:

Arrow (5)



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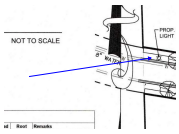
Page Label: 5
Status:
Author: Chief Carter
Date: 4/18/2019 12:16:39 PM
Color:



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Author: Chief Carter
Date: 4/18/2019 12:18:22 PM
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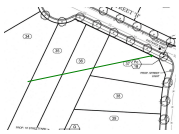
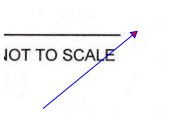


Subject: Arrow
Page Label: 16
Status:
Author: mday
Date: 4/18/2019 10:50:58 AM
Color:



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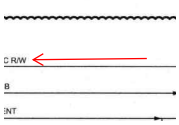
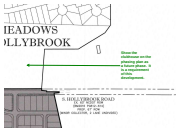


Subject: Arrow
Page Label: 17
Status:
Author: smacdonald
Date: 4/19/2019 2:03:36 PM
Color:

Callout (26)

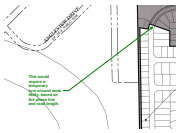
Subject: Callout
Page Label: 2
Status:
Author: dbergmark
Date: 4/15/2019 4:10:25 PM
Color:

Phasing has changed from the Master Plan. I don't think this change is substantial, but it will have to be noted with the Planning Board.



Subject: Callout
Page Label: 2
Status:
Author: dbergmark
Date: 4/15/2019 4:13:18 PM
Color:

Show the clubhouse on the phasing plan as a future phase. It is a requirement of this development.



Subject: Callout
Page Label: 2
Status:
Author: dbergmark
Date: 4/15/2019 4:11:56 PM
Color:

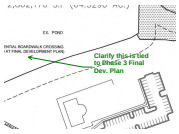
This would require a temporary turn-around mots likely, based on the phase line and road length.

Subject: Callout
Page Label: 2
Status:
Author: dbergmark
Date: 4/16/2019 5:12:36 PM
Color:

Include your approved Conditional District Zoning Conditions within the Final Development Plan document (10 Conditions)

Subject: Callout
Page Label: 3
Status:
Author: dbergmark
Date: 4/15/2019 4:15:36 PM
Color:

Add a legend symbol for the wetlands

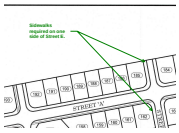


Subject: Callout
Page Label: 4
Status:
Author: dbergmark
Date: 4/15/2019 4:29:05 PM
Color:

Clarify this is tied to Phase 3 Final Dev. Plan

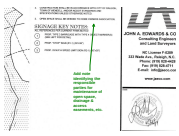
Subject: Callout
Page Label: 4
Status:
Author: dbergmark
Date: 4/16/2019 3:58:44 PM
Color:

Sidewalks should continue into the culdesac to the mid-point of the bulb where sidewalks are required on 1 side (or completely around if sidewalks are required on both sides.



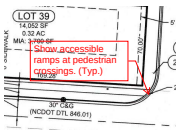
Subject: Callout
Page Label: 4
Status:
Author: dbergmark
Date: 4/16/2019 4:00:45 PM
Color:

Sidewalks required on one side of Street E.



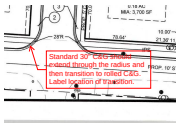
Subject: Callout
Page Label: 5
Status:
Author: dbergmark
Date: 4/15/2019 4:41:27 PM
Color:

Add note identifying the responsible parties for maintenance of open space, drainage & access easements, etc.



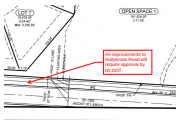
Subject: Callout
Page Label: 5
Status:
Author: smacdonald
Date: 4/19/2019 2:13:24 PM
Color:

Show accessible ramps at pedestrian crossings. (Typ.)



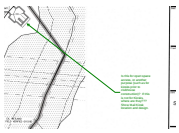
Subject: Callout
Page Label: 5
Status:
Author: smacdonald
Date: 4/19/2019 2:11:54 PM
Color:

Standard 30" C&G should extend through the radius and then transition to rolled C&G. Label location of transition.



Subject: Callout
Page Label: 5
Status:
Author: smacdonald
Date: 4/19/2019 12:58:14 PM
Color:

All improvements to Hollybrook Road will require approval by NCDOT.



Subject: Callout
Page Label: 5
Status:
Author: dbergmark
Date: 4/16/2019 5:02:06 PM
Color:

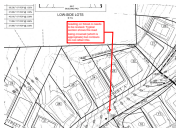
Is this for open space access, or another purpose (such as for kiosks prior to clubhouse construction)? If this is not for Kiosks, where are they??? Show Mail Kiosk location and design.

Subject: Callout
Page Label: 5
Status:
Author: dbergmark
Date: 4/16/2019 4:04:29 PM
Color:

Show sidewalk to mid-point of cul-de-sac bulb

Subject: Callout
Page Label: 5
Status:
Author: dbergmark
Date: 4/16/2019 4:03:08 PM
Color:

Show sidewalk to mid-point of cul-de-sac bulb

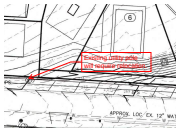


Subject: Callout
Page Label: 6
Status:
Author: smacdonald
Date: 4/19/2019 12:10:17 PM
Color:

Grading on Street A needs to be revised. Typical section shows the road being crowned (which is appropriate) but contours do not reflect this.

Subject: Callout
Page Label: 6
Status:
Author: smacdonald
Date: 4/19/2019 3:35:45 PM
Color:

Provide written approval from utility company agreeing to proposed development with their easement.

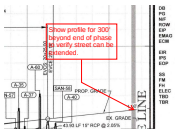


Subject: Callout
Page Label: 6
Status:
Author: smacdonald
Date: 4/19/2019 12:59:07 PM
Color:

Existing utility pole will require relocation.

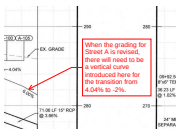
Subject: Callout
Page Label: 6
Status:
Author: smacdonald
Date: 4/19/2019 3:38:23 PM
Color:

Provide copy of approval for work within buffers and wetlands.



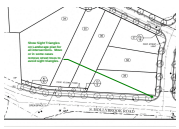
Subject: Callout
Page Label: 8
Status:
Author: smacdonald
Date: 4/19/2019 1:07:07 PM
Color:

Show profile for 300' beyond end of phase to verify street can be extended.



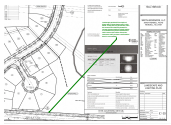
Subject: Callout
Page Label: 9
Status:
Author: smacdonald
Date: 4/19/2019 1:53:15 PM
Color:

When the grading for Street A is revised, there will need to be a vertical curve introduced here for the transition from 4.04% to -2%.



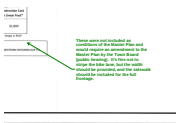
Subject: Callout
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:59:14 PM
Color:

Show Sight Triangles on Landscape plan for all intersections. Move or in some cases remove street trees to avoid sight triangles.



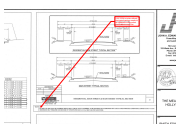
Subject: Callout
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:16:22 PM
Color:

Landscape permit will be required ffrom DOT to plant Street trees in the ROW. If they will not permit this, then the street trees shall be planted on private property behind sidealk within a 5' easement to permit maintenance. Add a note to this effect. Show the easement until you have confirmation that it is not needed.



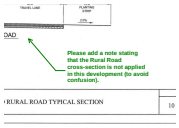
Subject: Callout
Page Label: 17
Status:
Author: dbergmark
Date: 4/15/2019 5:08:15 PM
Color:

These were not included as conditions of the Master Plan and would require an amendment to the Master Plan by the Town Board (public hearing). It's fine not to stripe the bike lane, but the width should be provided, and the sidewalk should be included for the full frontage.



Subject: Callout
Page Label: 17
Status:
Author: smacdonald
Date: 4/19/2019 2:03:44 PM
Color:

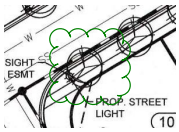
If 64' ROW is to be utilized, the typical section needs to be updated to show what the dimensions will be.



Subject: Callout
Page Label: 17
Status:
Author: dbergmark
Date: 4/16/2019 3:51:54 PM
Color:

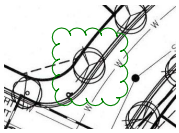
Please add a note stating that the Rural Road cross-section is not applied in this development (to avoid confusion).

Cloud (8)



Subject: Cloud
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:32:11 PM
Color:

Subject: Cloud
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:32:55 PM
Color:



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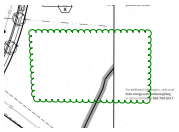
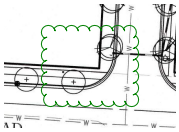
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:58:02 PM
Color:



Subject: Cloud
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:55:55 PM
Color:

Average street light spacing is 300 ft. Your spacing is well above that. Resubmit street light plan in conformance with 300' average spacing requirement.



Subject: Cloud
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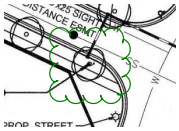
Status:
Author: dbergmark
Date: 4/16/2019 4:58:26 PM
Color:



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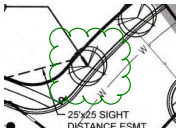

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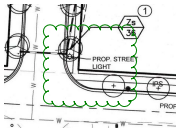
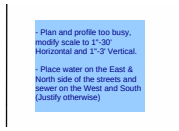


Subject: Cloud
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:58:41 PM
Color:

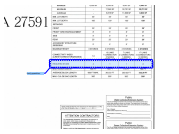
Engineer (25)



Subject: Engineer
Page Label: 1
Status:
Author: JustelA
Date: 4/17/2019 1:11:33 PM
Color:

- Plan and profile too busy, modify scale to 1"-30' Horizontal and 1"-3' Vertical.

- Place water on the East & North side of the streets and sewer on the West and South (Justify otherwise)



Subject: Engineer
Page Label: 1
Status:
Author: JustelA
Date: 4/17/2019 12:27:25 PM
Color:

Verify quantities

Subject: Engineer
Page Label: 7
Status:
Author: JustelA
Date: 4/17/2019 2:16:20 PM
Color:

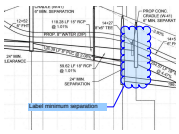
Show private services for each lot on this sheet

Subject: Engineer
Page Label: 7
Status:
Author: JustelA
Date: 4/17/2019 12:32:58 PM
Color:

Show SS Force Main (to be constructed on phase x, if applicable)

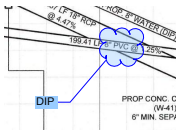
Subject: Engineer
Page Label: 7
Status:
Author: JustelA
Date: 4/17/2019 12:29:31 PM
Color:

Move water East & North of streets



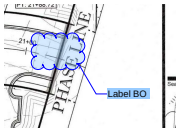
Subject: Engineer
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:35:25 PM
Color:

Label minimum separation



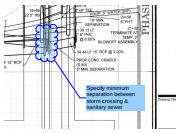
Subject: Engineer
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:36:02 PM
Color:

DIP



Subject: Engineer
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:40:58 PM
Color:

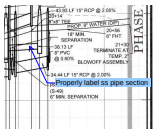
Label BO



Subject: Engineer
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:39:42 PM
Color:

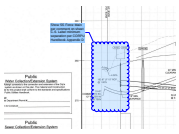
Specify minimum separation between storm crossing & sanitary sewer

---



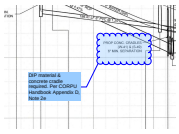
Subject: Engineer
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:39:58 PM
Color:

Properly label ss pipe section



Subject: Engineer
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:34:36 PM
Color:

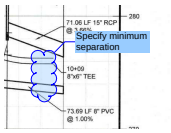
Show SS Force Main per comment on sheet C-6. Label minimum separation per CORPU Handbook Appendix D



Subject: Engineer
Page Label: 8
Status:
Author: JustelA
Date: 4/17/2019 12:37:08 PM
Color:

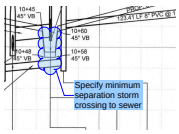
DIP material & concrete cradle required. Per CORPU Handbook Appendix D, Note 2e

---



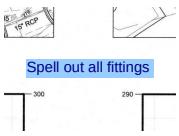
Subject: Engineer
Page Label: 9
Status:
Author: JustelA
Date: 4/17/2019 12:51:29 PM
Color:

Specify minimum separation



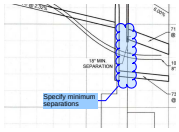
Subject: Engineer
Page Label: 9
Status:
Author: JustelA
Date: 4/17/2019 12:52:14 PM
Color:

Specify minimum separation storm crossing to sewer



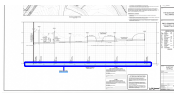
Subject: Engineer
Page Label: 9
Status:
Author: JustelA
Date: 4/17/2019 12:53:25 PM
Color:

Spell out all fittings



Subject: Engineer
Page Label: 9
Status:
Author: JustelA
Date: 4/17/2019 12:50:51 PM
Color:

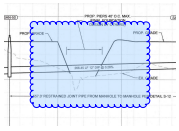
Specify minimum separations



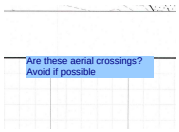
Subject: Engineer
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:01:07 PM
Color:

Stations do not match with plan view. Correct

Subject: Engineer
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:05:35 PM
Color:

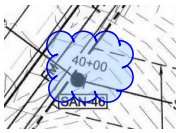


Subject: Engineer
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:01:12 PM
Color:



Subject: Engineer
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:02:26 PM
Color:

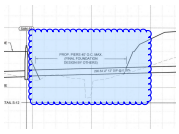
Are these aerial crossings?
Avoid if possible



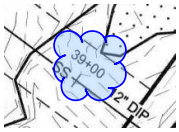
Subject: Engineer
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:05:08 PM
Color:

Subject: Engineer
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:06:12 PM
Color:

Stations do not match profile



Subject: Engineer
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:01:20 PM
Color:



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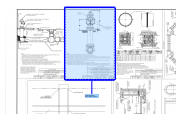
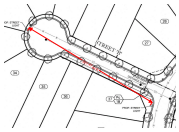
Page Label: 11
Status:
Author: JustelA
Date: 4/17/2019 1:05:00 PM
Color:



Subject: Engineer
Page Label: 20
Status:
Author: JustelA
Date: 4/16/2019 1:44:13 PM
Color:

It was updated in 2017. Please replace

Length Measurement (10)

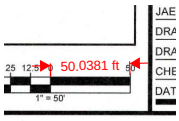


Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

327.4744 ft

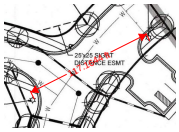
Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

217.4552 ft



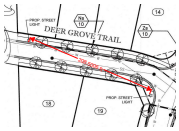
Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

50.0388 ft



Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

117.1644 ft



Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

208.5002 ft

Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:58:34 PM
Color:

156.0410 ft

Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

40.3396 ft

Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

263.9973 ft

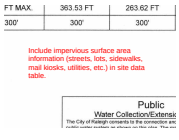
Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:30:14 PM
Color:

289.0798 ft

Subject: Length Measurement
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:24:54 PM
Color:

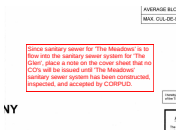
245.4174 ft

Text Box (13)



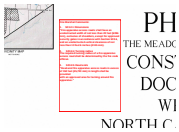
Subject: Text Box
Page Label: 1
Status:
Author: bblackburn
Date: 4/18/2019 3:54:23 PM
Color:

Include impervious surface area information (streets, lots, sidewalks, mail kiosks, utilities, etc.) in site data table.



Subject: Text Box
Page Label: 1
Status:
Author: smacdonald
Date: 4/19/2019 12:56:29 PM
Color:

Since sanitary sewer for 'The Meadows' is to flow into the sanitary sewer system for 'The Glen', place a note on the cover sheet that no CO's will be issued until 'The Meadows' sanitary sewer system has been constructed, inspected, and accepted by CORPUD.



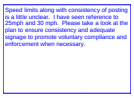
Subject: Text Box
Page Label: 1
Status:
Author: dbergmark
Date: 4/22/2019 4:05:53 PM
Color:

Fire Marshal Comments:

1. 503.2.1 Dimensions
"Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

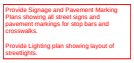
2. 503.2.4 Turning radius
The required turning radius of a fire apparatus access road shall be determined by the fire code official.

3. 503.2.5 Dead ends
"Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus."



Subject: Text Box
Page Label: 1
Status:
Author: Chief Carter
Date: 4/18/2019 12:21:31 PM
Color:

Speed limits along with consistency of posting is a little unclear. I have seen reference to 25mph and 30 mph. Please take a look at the plan to ensure consistency and adequate signage to promote voluntary compliance and enforcement when necessary.



Subject: Text Box
Page Label: 5
Status:
Author: smacdonald
Date: 4/19/2019 12:43:19 PM
Color:

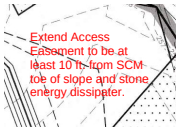
Provide Signage and Pavement Marking Plans showing all street signs and pavement markings for stop bars and crosswalks.

Provide Lighting plan showing layout of streetlights.

Subject: Text Box
Page Label: 5
Status:
Author: Chief Carter
Date: 4/18/2019 12:16:33 PM
Color:

I still feel that there should be some type of barrier here during this phase of construction to limit construction access and potential damage to existing development streets. Also limits the potential for mud and dirt to contaminate the existing roadways.

Subject: Text Box
Page Label: 5
Status:
Author: mday
Date: 4/18/2019 10:49:06 AM
Color:

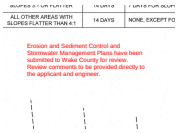


Subject: Text Box
Page Label: 6
Status:
Author: bblackburn
Date: 4/18/2019 3:59:28 PM
Color:

Extend Access Easement to be at least 10 ft. from SCM toe of slope and stone energy dissipater.

Subject: Text Box
Page Label: 10
Status:
Author: smacdonald
Date: 4/19/2019 1:56:34 PM
Color:

Add profile for pipe from A40 to A55.

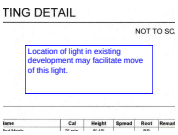


Subject: Text Box
Page Label: 12
Status:
Author: bblackburn
Date: 4/18/2019 3:56:01 PM
Color:

Erosion and Sediment Control and Stormwater Management Plans have been submitted to Wake County for review. Review comments to be provided directly to the applicant and engineer.

Subject: Text Box
Page Label: 16
Status:
Author: dbergmark
Date: 4/16/2019 4:56:35 PM
Color:

Average street light spacing Req. for pedestrian-scaled (less than 18 ft) is 150 ft. Your spacing is approximately 200 ft. Resubmit street light plan in conformance with 150' average spacing requirement. It certainly appears you could 1 more on Street B and Street A



Subject: Text Box
Page Label: 16
Status:
Author: Chief Carter
Date: 4/18/2019 12:18:16 PM
Color:

Location of light in existing development may facilitate move of this light.

Subject: Text Box
Page Label: 17
Status:
Author: smacdonald
Date: 4/19/2019 2:16:49 PM
Color:

Provide sign detail for Stop Sign, Speed Limit Sign, etc.

Provide crosswalk detail for standard crosswalk and high-visibility crosswalk.

Provide concrete sidewalk details.