

MEMORANDUM

Date: 1/24/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: The Preserve at Moody Farm
PR 22-01 Preliminary Plat – 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat plan set submitted by American Engineering, received **01/06/2022**; the plans are not currently dated. We recognize some of the comments are related to construction drawings and not necessarily a preliminary plat submittal, however we believe it is prudent to provide these comments early in the process.

Sheet CVR:

1. Please complete the title block including who it is drawn by, date, and any revision information relevant; this information should be updated during various submittals to help everyone keep track of the current versions and most up to date submittals.

Sheet 2.0:

2. Please correct the typo in the trail location note; “may” is mis-spelled. This note also applies to Sheet 2.2.

Sheet 2.2:

3. The greenway trail standard detail shows a trail width of 10’, please update trail widths along Woodlyn Park Drive and Mulberry Tree Drive accordingly.
 - a. Greenway material should be included in the greenway trail labels.
4. Is an easement going to be required to obtain for the section of trail connecting to Woodlyn Park, off the project site? Please clarify the intentions of working off the project site and any agreements that are in place.
5. The trail crossing Tansley Crest Loop should be perpendicular to the road. Please revise accordingly.

Sheet 2.3:

6. Please confirm the width and location of the sidewalk; The typical section shows an 8’ walk directly behind the curb while the linework within the plans appears that it is not directly behind the curb.
 - a. Ensure the typical section trail width matches that of the detail. The detail shows a standard 10’ trail width.
7. Ensure all details are properly labeled. The top middle detail is missing a title.

8. The curb ramp details are not represented as shown in the site plans. Please update the plans accordingly, or update the details accordingly.

Sheet 2.4:

9. Ensure the easement line (between Mulberry Tree Drive and Vintage Vinery Court) is correctly aligned.
10. Please confirm if a boardwalk will be required as part of the trail to get across the wetlands.
 - a. Additional details/sections need to be added if a portion of the trail will be a boardwalk.
11. Confirm the typical sections match the linework for the trail; See comment 3.
 - a. Due to the increased width and location of the sidewalk along Mulberry Tree Drive that connects to the greenway trail, think through the constructability of the pedestrian ramp to allow ADA requirements to be met.
12. Please ensure pedestrian ramps are properly placed. There is a ramp along Mulberry Tree Drive that does not have a receiving ramp.
13. No note has been identified on the plans for how the wetland will be dealt with where the road is to be constructed over it. Please ensure accommodations are made for these areas and it is made clear on the plans what the expectations are.
14. Please label and dimension all easements and buffers. This note applies to all sheets.
15. Ensure all right-of-way dedications are clearly labeled. The right-of-way on the western side of Rolesville Road is not clearly depicted.
16. Please verify dimensions at the end of Cranapple Lane.

Sheet 2.5:

17. Please ensure sidewalks along Tansley Crest Loop are correctly shown.
 - a. The sidewalk on Tansley Crest Loop does not connect to the greenway trail; it appears to stop short.
 - b. There is no sidewalk or greenway connecting to the western pedestrian ramp by Cranapple Lane.
18. There is no scaled up site plan for the southern portion of the site. Please add another layout sheet to include scaled versions of the entire site or adjust viewports accordingly.

Sheet 3.2:

19. There appears to be a hydrant lead going through a manhole on Wineberry Bush Lane. Please adjust accordingly.

Sheet 4.1:

20. Clarify where the water goes after leaving the storm pipe crossing Tansley Crest Loop towards the North end of the project.
 - a. There appears to be a proposed swale being shown north of the project limits; please confirm the intentions and adjust as necessary; This comment also applies to Sheet 4.0.
21. A drainage easement should be provided if a swale crosses more than 2 lots. Please revise accordingly; there appears to be a second swale being proposed just south of the northern swale east of Tansley Crest Loop.
22. Please see comment 25 regarding the catch basins placed at high points along Vintage Vinery Court.

Sheet 4.2:

23. Confirm positive drainage across the bubble on Vintage Vinery Court.

24. According to the drainage areas map, the storm sewer should convey drainage from the cul-de-sacs to WP#1. Please show proposed contours as necessary to provide positive drainage or explain what the intention is for the drainage coming from Clover Cottage Lane and Wineberry Bush Lane.
 - a. Consider providing a swale so that the drainage area for WP#1 collects as proposed. This is typical for all WP.

Sheet 4.3:

25. Please reconsider the catch basins placed at high points along Vintage Vinery Court; this does not seem effective in conveying drainage. If structures are required due to the catch basins in the boulevard, consider a junction box.
26. Contours outside of project boundaries should be greyed out for clarity of what is included in this project.
27. The greenway should go around pond slopes, and culverts should be considered as needed. We understand that the greenway will be adjusted for construction drawings.
28. Please show drainage swales indicating how the drainage areas will be collected for all WP.
29. Ensure storm culvert bypass designs (25-year storm) are included with the storm package submittal.

Sheet 5.0:

30. Please check the drainage area above Vintage Vinery Court. See comment 21 regarding swales crossing multiple lots.

