

## MEMORANDUM

**Date:** 12/29/2023  
**To:** Michael Elabarger  
**From:** Brian Laux  
**Subject:** Pearce Farm  
PSP-23-04, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of PRELIMINARY SUBDIVISION PLAT documents submitted by McAdams Engineering dated 12/01/2023 (received 12/04/2023).

### Sheet C0.0 Cover Sheet:

1. Verify the transportation improvements match the traffic study and storage depths match the TIA associated with this project (TIA is for Tom's Creek verse Pearce Farm layouts, corridors and street connections).

### Sheet C0.01 Project Notes and Typical Sections:

2. Collector street section, 15' minimum travel lanes are required by the town of Rolesville. Revise plans to reflect minimum roadway sections. Provide a typical section with parking Planning and Engineering need to approval as Town does not have a typical section to with parking.
3. Town of Rolesville requires a 5' utility strip from the back of curb update plans and typical sections accordingly.
4. Mountable curbs on residential streets, recommend (recently approved design manual). Standard curbs are required at CB and parking areas. Revise plans accordingly to reflect this.
5. Revise proposed typical sections for minimum R/W and B-B's set forth by the Town or Rolesville minimum standards. R/W greater than min are allowed to handle proposed sections with wanted parking.
6. Alleys shall be designed in accordance with N.C. Department of Transportation Standards (street section) with curb, public R/W.

### Sheet C0.02 Overall Open Space Plan:

7. If future Fire Department parcel, PIN 1749808870 is it possible for connection to Street "O" or Burlington Mills (NCDOT input to driveway connection separation on Burlinginton Mills Road)

### Sheet 1 of 1 ALTA/NSPS Land Title Survey:

8. Update to Include 500-year flood line.
9. Notes on the deed state no filling or erection of permanent structures in the areas of Wake County Flood Hazard Soils. There are multiple proposed units in these areas.

Sheet C2.0 Overall Preliminary Plat:

10. Alley 16 will require a turnaround or through connection.
11. The greenway is proposed in flood hazardous soils per the survey.
12. The centerline radius for collector roads is 310' minimum and local roads are 230' minimum, public alley less than 230 need approval from planning and engineering.

Sheet C2.01 Preliminary Plat and Pavement Marking Plan – Area “A”:

13. Label the width of the proposed greenway easement throughout the plan.
14. Verify that the greenway easement will be on any private lots throughout the site. try to keep within HOA lots when possible.
15. The minimum right of way outlined in the Town or Rolesville LDO is 50' Update plans as needed to reflect this condition.
16. Pedestrian ramps shall be designed and constructed to meet the latest requirements per NCDOT detail 848.05, typical. (during CDs)
17. Provide dimensions and labels for all OS lots. Typ.

Sheet C2.02 Preliminary Plat and Pavement Marking Plan – Area “B”:

18. Provide dimensions and labels for all OS lots. Typ.

Sheet C2.03 Preliminary Plat and Pavement Marking Plan – Area “C”:

19. Can the cross walk get moved so that it will align with the greenway crossing location.
20. Will there be any proposed driveway connection to ROW for future park, during development? Or parking provided along the street ROW?
21. Add the following details to the right in right out exit onto Burlington Mills Road: lane width, curb radius, monolithic curb, section, construction limits (ROW) between improvements on Burlington Mill Road and Subdivision

Sheet C2.04 Preliminary Plat and Pavement Marking Plan – Area “D”:

22. Provide and label easement for the proposed greenway Typ.

Sheet C2.05 Preliminary Plat and Pavement Marking Plan – Area “E”:

23. Will there be a connection/driveway to the ROW for OS-3.
24. Will OS-3 be designed in a separate submittal? If not show design for this space.

Sheet C2.06 Preliminary Plat and Pavement Marking Plan – Area “F”:

25. Where will the proposed connection to the right of way be for the Main amenity area OS-1? Please provide this information in the next submittal.
26. Will OS-1 be designed in a separate submittal? If not show design for this space.
27. The centerline radius for collector roads is 310' minimum and local roads are 230' minimum.

Sheet C2.07 Preliminary Plat and Pavement Marking Plan – Area “G”:

28. Provide and label easement for the proposed greenway Typ.
29. Greenway connection conflicts with handicap ramp revise this connection.
30. Eliminate the text conflicts for legibility.
31. The centerline radius for collector roads is 310' minimum and local roads are 230' minimum.

Sheet C2.08 Preliminary Plat and Pavement Marking Plan – Area “H”:

- 32. Provide a turnaround. Alley 16 is over the length allowable without one.
- 33. Clarify the purpose of this line and add a label.
- 34. MUP paths should be designed to tie into each other at 90° angles whenever the grade is permitting.

Sheet C2.09 Preliminary Plat and Pavement Marking Plan – Area “I”:

- 35. COR easement grading and min cross section provide min requirements with SCM maintenance easement .

Sheet C2.11 Preliminary Plat and Pavement Marking Plan – Area “K”:

- 36. The centerline radius for collector roads is 310’ minimum and local roads are 230’ minimum.

Sheet C2.12 Preliminary Plat and Pavement Marking Plan – Area “L”:

- 37. The centerline radius for collector roads is 310’ minimum and local roads are 230’ minimum.

Sheet C2.14 Preliminary Plat and Pavement Marking Plan – Area “N”:

- 38. The centerline radius for collector roads is 310’ minimum and local roads are 230’ minimum.

Sheet C2.15 Preliminary Plat and Pavement Marking Plan – Area “O”:

- 39. The centerline radius for collector roads is 310’ minimum and local roads are 230’ minimum.

Sheet C2.16 Preliminary Plat and Pavement Marking Plan – Area “P”:

- 40. The centerline radius for collector roads is 310’ minimum and local roads are 230’ minimum.
- 41. A greenway easement will need to be provided for all greenways.

Sheet C2.17 Preliminary Plat and Pavement Marking Plan – Area “P”:

- 42. A greenway easement will need to be provided for all greenways.

Sheet C2.18 Preliminary Plat and Pavement Marking Plan – Area “R”:

- 43. Cul-de-sac width shall be a minimum of 96 ft diameter or a radius of 48 ft. The Fire Chief can request or adjust this minimum according to responding apparatus requirements for emergency scene operations.

Sheet C3.01 Grading and Storm Drainage plan – Area “A”:

- 44. Label existing contours for clarity.
- 45. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.02 Grading and Storm Drainage plan – Area “B”:

- 46. Label existing contours for clarity.
- 47. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.03 Grading and Storm Drainage plan – Area “C”:

- 48. Label existing contours for clarity.

Sheet C3.04 Grading and Storm Drainage plan – Area “D”:

- 49. Label existing contours for clarity.
- 50. Storm drainage easements are required when ditches cross (2) or more lots, typ.



Sheet C3.05 Grading and Storm Drainage plan – Area “E”:

51. Label existing contours for clarity.

Sheet C3.06 Grading and Storm Drainage plan – Area “F”:

52. Label existing contours for clarity.
53. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.07 Grading and Storm Drainage plan – Area “G”:

54. Label existing contours for clarity.
55. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.08 Grading and Storm Drainage plan – Area “H”:

56. Label existing contours for clarity.

Sheet C3.09 Grading and Storm Drainage plan – Area “I”:

57. storm drainage easements required when crossing (2) or more lots, typ.
58. Berm is at two very different elevations depending on which side of the pond you are limiting accessibility for maintenance.
59. Low Point these will need to be collected, typ.
60. Label existing contours for clarity.
61. SCM easement should include entire berm for maintenance. Adjust to include.

Sheet C3.10 Grading and Storm Drainage plan – Area “J”:

62. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.11 Grading and Storm Drainage plan – Area “K”:

63. Low Point these will need to be collected, typ.
64. Label existing contours for clarity.
65. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.12 Grading and Storm Drainage plan – Area “L”:

66. Verify grading in this area, Is this a high point or low point? Typ.
67. Label existing contours for clarity.

Sheet C3.13 Grading and Storm Drainage plan – Area “M”:

68. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.14 Grading and Storm Drainage plan – Area “N”:

69. Storm drainage easements are required when ditches cross (2) or more lots, typ.
70. Verify grading in this area, Is this a high point or low point? Typ.

Sheet C3.15 Grading and Storm Drainage plan – Area “O”:

71. Storm drainage easements are required when ditches cross (2) or more lots, typ.
72. Verify grading in this area, Is this a high point or low point? Typ.
73. SCM is being grading into the proposed MUP path.



Sheet C3.16 Grading and Storm Drainage plan – Area “P”:

74. How are you proposing to swale drainage to inlets on slope.
75. There is an inlet proposed in the middle of the proposed MUP location.
76. Storm drainage easements are required when ditches cross (2) or more lots, typ.
77. Greenway is proposed in flood prone soils per survey.

Sheet C3.17 Grading and Storm Drainage plan – Area “Q”:

78. Greenway is proposed in flood prone soils per survey.
79. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C3.18 Grading and Storm Drainage plan – Area “R”:

80. Storm drainage easements are required when ditches cross (2) or more lots, typ.

Sheet C4.01 Utility plan – Area “A”:

81. During CDs provide details at structure conflicting with the wall.

Sheet C4.08 Utility plan – Area “H”:

82. Move bends outside of NCDOT ROW when possible (move east)

Sheet C4.11 Utility plan – Area “K”:

83. Turn street trees off in this sheet.
84. Zone 1 buffer line is missing on this sheet.
85. Eliminate the text conflicts.
86. Sheet title is wrong. Should be C4.11 Utilities instead of landscape.

Sheet C8.01 Site Details:

87. Please update the detail sheet to reflect the following.
  - NCDOT sidewalk / curb ramps / notes (848.05)
  - Pedestrian ramps shall be designed and constructed to meet the latest requirements per NCDOT for pedestrian ramps located in public right-of-way. Pedestrian ramps located outside of right-of-way shall be designed and constructed to meet the latest accessibility requirements in the North Carolina Building Code.