

MEMORANDUM

Date: 11/21/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: The Preserve at Moody Farm
PR 22-01, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat plan set submitted by American Engineering, dated 10/24/2022 and received 11/07/2022. 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. Update Sheet index for additional sheets 2.3A and 2.3B.

Sheet 2.0:

2. Greenways, trails, and paths are traditionally 10' wide for the Town of Rolesville. Please adjust the concrete trail segment along Woodlyn Park Dr. and Mulberry Tree Drive. Final approval will come from the Parks Department.

Sheet 2.1:

3. The Phase 2 lot table seems to be missing lots 1-17 and 44-52. Please update the table.

Sheet 2.3A:

4. The ROW on the typical section is shown in the same location on both sections. Please confirm ROW location with the sidewalk widths and other dimensions shown.

Sheet 2.4:

5. The 20' easement around the cul-de-sac appears to be variable width, please confirm and adjust accordingly.
6. The town prefers a minimum of 20' easements for drainage unless conditions do not allow due to a permanent structure.
7. Repeat Comment: Label and dimension all easements and buffers.
8. There appears to be a drainage easement shown near lot 17. Please confirm and label on this sheet and all other applicable sheets.
9. Please confirm what the 25' Access label is for and what area it relates to.

10. Repeat Comment: Confirm and label limits of boardwalk.
 - a. Please specify which boardwalk detail is to be used in this area (20,000 lb or 5,000 lb) and what the width and material are to be.
11. Show and label where Mulberry Tree Drive construction is to begin.
12. What are the dimensions shown on some of the lots? These were not on the last submittal; please clarify or remove on all site plan related sheets.

Sheet 2.5:

13. Show and label where Tansley Crest Loop construction is to begin.

Sheet 2.6:

14. Label the easement behind Lots 59-61.
15. Show and label where Tansley Crest Loop construction is to begin.

Sheet 3.0:

16. There is proposed force main and gravity sewer shown connecting to structure 208. Please clarify if the existing sewer is gravity or force main.
17. Please clearly label what is existing and proposed utilities; this is preferable with line weights (black vs. grey) but labels are also acceptable.
18. Please clarify where the force main is proposed or existing and show where it is connecting to existing.

Sheet 3.1:

19. Sewer services are not connecting to a sewer main for Lots 78 and 79. Please update accordingly.
20. Please show storm sewer on all utility plan sheets like in previous submittal.
21. Update callouts, valves, and service lines.
22. Please label existing utilities along Rolesville Road.
23. Update water services in Wineberry Bush Lane.
24. Please confirm if this is an access and maintenance easement.

Sheet 3.2:

25. Please show adjacent linework at connection for Tansley Crest Loop that was shown in the previous submittal.
26. When is the waterline connection to be constructed? Please provide a note similar to the note at the connection to the south on Tansley Crest Loop and Woodlyn Park Dr.
27. Is an easement being obtained for the connection since it occurs off the property?
28. Please confirm what the labels on the top of the sheet are referencing and clean up accordingly.
29. Please confirm if this is an access and maintenance easement.

Sheet 3.3:

30. Show the adjacent linework that was shown in previous submittal.

Sheet 4.1:

31. Is CB 325 needed near the high point? Please review.
32. What is the drainage pattern behind Lots 73-68? Please provide swale contours like you have shown in other locations if applicable.

33. Is CB 116 needed? Please review.

Sheet 4.2:

- 34. Please label proposed contours along drainage swales.
- 35. Repeat Comment: Drainage easements should be provided if the swale crosses more than 2 lots.
- 36. Is the drainage easement necessary between lots 26-25 with the updated storm sewer?

Sheet 4.3:

- 37. The swale not in a drainage easement. Adjust swale or easement as needed.

Construction Drawings:

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

- A. Please submit a storm water package including all HGL calculations; all HGLs shall be contained within the pipe for a 10-year storm event, and all culvert HGLs shall be designed for a 25-year storm event.
- B. Please include erosion control sheets and plan and profile sheets.
- C. For constructability and future locating, it is recommended to have services perpendicular to the main.
 - a. All services should be located outside of drainage easements.
- D. Consider placement for these services and how they will be installed. Confirm there is enough room in the structure for multiple, as well as between the pipe required between services/fittings for the installation.
- E. Confirm placement of the service for Lot 44. Does it need to come out of the structure? If possible, make perpendicular to main and lot.
- F. We understand the trail location will be adjusted for CDs but based on contours of the WPs and other constraints (such as wetlands), please review the trail location to confirm it is constructable to provide accessibility.
 - a. In all locations, review slopes and consider culverts that may be needed.
- G. Grading for the parking lot will need to be shown during CDs to ensure grading and drainage works.

