

MEMORANDUM

Date: 01/30/2023
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Tucker Wilkins Preliminary Plat
PSP 23-01, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat documents submitted by American Engineering, dated 12/01/2022 (received 01/06/2023).

Cover:

1. Please include a Site Data Table.
2. An Engineering Professional Seal will be required.

Sheet 1.0:

3. Please include a demolition plan or identify items to be demolished on the existing conditions sheet and label it as "Existing Conditions and Demo Plan."

Sheet 2.1:

4. Open Space area cannot be within the ROW; please revise the area shown along Rolesville Road at the picnic shelter parking.
5. The location of the parking lot for the picnic shelter does not seem ideal. This may attract non-residents to use this space and it does not provide inner connectivity to the homes sides by the multi-use path; residents will have to drive out of the neighborhood and turn into this.
6. Please confirm what is happening with the property to the southeast of the identified lots. It appears to be subdivided based on the existing survey? If it is a separate property, property information should be shown like the other adjacent properties.
7. The concept plan and rendering (MA 21-06) show a connection to the adjacent parcel to the south. The expectation is that there is a future connection to the should. If a temporary is to be installed, it should be considered temporary. ROW should extend south for future connection and the cul-de-sac would be encompassed in an easement.

Sheet 3.0:

8. Please confirm if you know what the plan for the stub at the corner of the property is for. It appears the intent is for a future intersection, which the current layout of this project is preventing.

9. Who is responsible for building the connection from the stub to Street B since some of the street, sidewalk and path are off this project's property?
10. Frontage improvements are required along the entire frontage of this project's property. Please extend the sidewalk the entire length.
 - a. Frontage improvements will be required for the small piece of property where the current picnic shelter parking is shown.
 - b. This comment also applies to Sheets 4.1, 5.3, 6.0, and 6.1.
11. Please label existing and proposed property lines with bearings and distances.
12. In addition to the note about handicaps being installed at every intersection, they will need to be shown on the plans.
 - a. This can be addressed at Construction Drawing level, but please know the type of ramp is expected to be understood and details are to be included.

Sheet 4.0:

13. Please label existing and proposed contours.
 - a. This comment applies to all drainage and grading sheets.

Sheet C4.1:

14. Please clean up the grading contours in the corner of the mail kiosk parking.
15. Show and label the access for the SCM Easement near SCM #2.

Sheet 4.2:

16. Storm structures cannot with within a City of Raleigh utility easement.
17. Please clean up the grading contours in the corner of Lot 55.
18. The easement appears to be going through the building area at Lot 48; please review and correct as necessary.
19. Please label and cleanup the 20' public drainage easement. The easements should go from the ROW line and align with the storm design.
20. Please label the drainage easement between Lots 20 & 21.
21. Show and label the access for the SCM Easement near SCM #1.

Sheet 4.3:

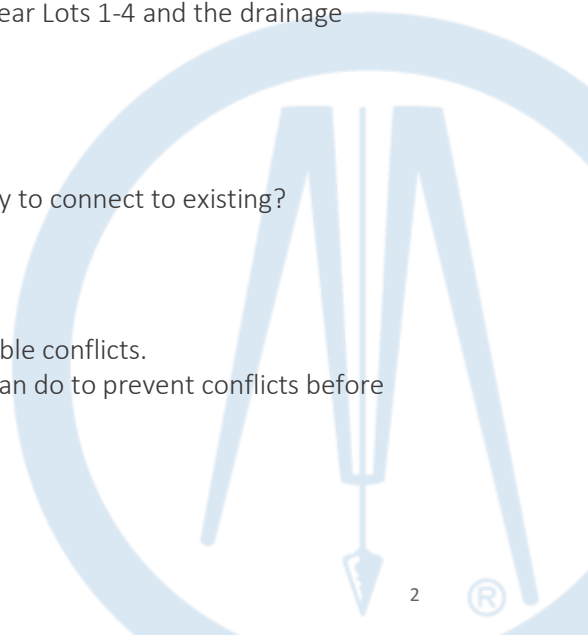
22. Show and label the access for the SCM Easement near SCM #3.
23. Please adjust the leader and clearly label the drainage easement near Lots 1-4 and the drainage easement near Lot 64.
24. Please show and label the PDE for storm outside of the ROW.

Sheet 5.1:

25. Is there an easement that is over sewer that is outside the property to connect to existing?

Sheet 5.2:

26. A blow off assembly is required for dead-end lines.
27. It would be helpful to see storm sewer greyed out to identify possible conflicts.
 - a. Plan and Profiles will be required at CDs but anything we can do to prevent conflicts before then would be helpful.



Sheet 6.0:

28. Is there existing pavement that needs removed where the driveway connection will go? Currently has linework shown and calls out 4" white edge line.
29. Is there any existing conditions being removed? There is a leaders showing up on the existing conditions viewport that says "tie to existing edge line."
30. Please add a legend or label identifying what the hatching represents under the improvements viewport.
 - a. This comment also applies to 6.1 (it appears to represent something different though).
31. Please clarify existing vs proposed edge lines.
32. Adjust the leaders so all text is legible.

Sheet 6.1:

33. If the pavement between the white edge line and curb is not a turn lane, will it be hatched?

