

MEMORANDUM

Date: 11/30/2023
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Tucker Wilkins Preliminary Plat
PSP 23-01, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat documents submitted by American Engineering, dated 11/02/2023 (received 11/02/2023).

Cover:

1. An Engineering Professional Seal will be required.

Sheet 2.1:

2. Repeat: Open Space area cannot be within the ROW; please revise the area shown along Rolesville Road.
3. 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 south. If a cul-de-sac 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.
4. At this time, the Town is open to discussing a fee-in-lieu for this section of frontage improvements that cannot be constructed as part of this project. Town Planning will need to provide details.

Sheet C2.2:

5. NCDOT details should be used for pedestrian ramps.

Sheet 3.0:

6. While we understand this connection will need to be a coordinated item, off-site improvements should be noted as "by others". To provide a plan approval, it needs to be clear to the Town who is responsible for what and who will be paying for what. Off-site improvements will need approval for the work to occur. For this project, the work should stop at the property line and the north property would then connect to at the time of their construction. If they construct first, they would construct to the property line and then this project would connect.
 - a. Please provide clarity what is being constructed as part of this project; any construction by others (or existing infrastructure) should be grey rather than black.

Sheet 3.2:

7. Add sidewalk and handicap ramp for access to picnic shelter.

Sheet C4.0:

8. Consider a revision in the SCM Access Easement to go through parking lot. Consider curb style for SCM access.
 - a. The current proposed layout would require a vehicle to cut across the curb and drive part of the vehicle on the curb and part in the greenspace.

Sheet 4.1:

9. It appears there are several locations with wetland impacts. Please clarify if these are being addressed with the required permitting.
 - a. These areas have been highlighted on the markups with a yellow and red hatch.

Sheet 4.2:

10. Please confirm the dimensions and scale of the sheets. It appears the 20' drainage easement near Lot 20 is 40'.

Sheet 6.0:

11. The rest of the plans plot well and are easy to follow. We recommend cleaning this sheet up to look similar. Labels, text size, and linework are more difficult to follow on these sheets.
 - a. This comment also applies to Sheet C6.1.
12. CB structures are not shown in the curblines. Please review and adjust accordingly.
13. Consider removing the bike lane leader since no striping is shown on this sheet.
14. Please clarify what the 758A label is for.
15. Label the taper length from what appears to be sidewalk to greenway.
 - a. Label/show hatching for materials.
 - b. This comment also applies to Sheet C6.1.
16. Please clarify the material for the sidepath.
 - a. This comment also applies to Sheet C6.1.
17. Please include a typical section to define the lane width being provided, type of curb, etc.

Sheet C6.1:

18. The linework appears to have the curb extend here, but tapers in width. On the previous sheet it ends completely. Please review and adjust for consistency across sheets.