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## MEMORANDUM

Date: April 23, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: The Preserve at Moody Farm  
CID 24-09 3<sup>rd</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of the construction infrastructure drawings submitted by American Engineering Associates, dated 04/01/25 (received 04/04/25).

### Sheet CVR:

1. Erosion control sheets should be added back into this submittal. While we understand Wake County is reviewing the plans, the Town of Rolesville also needs to be aware of and approve the erosion control measures of new developments. The approved CID plans need to be all inclusive so the Town inspector can enforce what is proposed, as well as the contractor can construct the required infrastructure from land disturbance to restoration.

### Sheet C4.0:

2. The proposed impervious on the site information table does not match what is shown on the cover sheet. Ensure values are kept consistent throughout the plans.

### Sheet C4.3:

3. There is a dimension by Lot 38 that is undefined. Please specify what it is labeling or remove the dimension. This label was not on the previous submittal.
4. Please remove any overlapping text to keep plans clear and easy to read.

### Sheet C5.0:

5. Repeat: Slopes are not to exceed 3:1 without additional steps taken for stabilization. Slopes of 3:1 or less are recommended. The geotechnical report also recommends that permanent slopes do not exceed 3:1. Due to environmental impacts, if the engineer chooses to go steeper we will allow it, but a railing must be installed adjacent to sidewalk. In addition, appropriate stabilization needs to be provided on the steeper slopes, such as rolled erosion control products.
  - a. Thank you for showing the railing, please ensure permanent slope stabilization measures are also shown on the plans.

Sheet C5.1:

6. Stem walls have been added. Please provide more clarity as to how the stem walls are designed. The plans should show the extent of the wall, specifically including the start and end points, as well as indicate the values of the bottom of wall elevations. If “STEM” is meant to be the bottom of wall elevation, please clarify this on the plans.
7. Adjust the greenway grading to reflect the hammerhead that was added east of Lot 20.

Sheet C5.2:

8. Please add back in the spot elevations shown in Inset A so it is clear that the stormwater is being routed towards a drainage structure.

Sheet C5.4:

9. The greenway to the west of WP#4 is creating a low point with no outlet. Please revise to ensure stormwater is able to flow freely without pooling.

Sheet C6.3:

10. Ensure separation is provided between sewer services and storm structures. This applies to all utility sheets.

Sheet C7.1:

11. Repeat: Ensure minimum drop requirements in storm structures are met. A minimum of 0.1' is required for angles between 0-45 degrees and a 0.2' drop is required for angles between 45-90 degrees.

Sheet C8.5:

12. Pipe separation should be dimensioned from the outside edge of the pipe so that pipe thickness is taken into account. Ensure cover is calculated correctly and that minimum separation requirements are being met.

Sheet C13.0:

13. Ensure stationing is shown on all profiles.

Sheet C13.1:

14. Ensure minimum separation is provided between water and storm pipes.

Sheet C14.0:

15. There is a structure and pipe missing in the CB 503 to FES 500 profile. Please show and label the pipe and structure in the profile view, as well as label the structure in the plan view.

Sheet C15.0:

16. Per the Town's Standards Manual, the greenway is required to have a minimum slope of 0.50%. This was previously provided but has changed to this submittal.
17. Please show the Tansley Crest Loop proposed grade where the greenway crosses the street.

SIA Report:

18. Repeat: Ensure all inlet drainage areas accurately match contours.
19. Please show all proposed contours on the Post-Development Inlet Areas sheet.
20. Repeat: The drainage area for PDD #4A on the Permanent Diversion Ditch Drainage Areas map does not match the existing contours. Please update the drainage area to accurately reflect the area draining towards PDD #4A.