

MEMORANDUM

Date: 11/30/2023
To: Michael Elabarger
From: Brian Laux
Subject: The Preserve at Moody Farm
PR 22-01, 3rd Submittal
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat plan set submitted by American Engineering, dated 10/30/2022 and received 11/03/2023. 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 1.0

1. Please provide a label for areas shown outlined in blue, this comment applies to subsequent sheets where these areas are shown.
2. Provide update on status of body of water, as possible breaching of the pond was discussed. Provide clarity on what conclusion was decided upon.

Sheet 2.0

3. Based on utility plans there are no utilities in this area, please remove the easement shown if this is not needed or clarify what this red dashed line is depicting.
4. Provide access to "Open Space 5".
5. The Town Parks department will need to provide final approval of "concrete roadway trail" width of 8'. Greenways, trails, and paths are to be 10' wide, adjust path width according to the Town Parks department comments.

Sheet 2.1

6. Please show the existing driveway locations on the site plan, connection will be needed to tie driveways into proposed road.

Sheet 2.2

7. Please adjust the leader to point to the correct area the label is referencing. This comment applies to all sheets in the plan set.

Sheet 2.4

8. The Town requires a minimum of a 20' easement unless conditions do not allow for appropriate easement size. (reference Section 9.2.4 of UDO) Please adjust any 16' drainage easements on this sheet and subsequent sheets accordingly. This is a repeat comment.
9. There is a discrepancy between the setback data table and the note attached to the table regarding the corner lot setback. (15' in note 25' in table). Please clarify and adjust which is the correct value to be used.
10. The proposed sanitary sewer is shown with no manholes, additionally sewer is not typically shown on site plan. Please revise.
11. Provide existing driveway locations, additionally provide proposed connection into the road.
12. The existing easement shown will be abandoned once the Right-of-Way is platted, please remove label on site plan.
13. Due to both the proposed construction and the proposed "improvements by others" being shown in color, it is hard to determine where construction of this project will start, as well as not being able to determine when the Rolesville Road Gap stops.
14. Please show and label where Mulberry Tree Drive construction begins. This is a repeat comment.
15. The greenway going in between lots 66 and 67 is not a desired location for a public greenway. Please revise to not show the greenway in this location or explain why this is not feasible as it was shown in a different location previously. (ToR parks/planning have ultimate decision on this comment).

Sheet 2.5

16. Please adjust how the construction done "by others" and proposed construction is depicted. In this submission it is hard to determine where construction begins for this project and where construction ends for the "Kalas Falls Phase 1" project. Consider providing clarity by greying back work done by others.
17. Lot 41 appears to be missing the setback line on one side, please provide setback line.

Sheet 3.0

18. Determine and then label the shown 30' City of Raleigh easement as existing or proposed.
19. There is an overlap between the proposed greenway and greenway easement with WP #4, adjust greenway alignment to be clear of WP #4 easement.
20. Please specify what project or development that this force main section is to be constructed in, based on the line type it appears to be part of this development, adjust line type to match "by others" label.

Sheet 3.1

21. Please provide a minimum of 5' separation between the waterline and storm sewer. This comment applies to all utility sheets.
22. The water and sewer services shown do not connect into the main water and sewer lines. Please connect services.
23. Please provide a label for the force main or add line type to legend, this is a repeat comment.

Sheet 3.2

24. Please adjust the label to denote this is an access and maintenance easement. Additionally adjust label to fully be shown.
25. Verify location of the slope easement, there will be driveways within easement that will not be at a slope of 3:1.

Sheet 4.1

26. The grading in this area is sloped greater than the 9% maximum is allowed. Additionally, there is no transition provided from the road, revise grading to accommodate requirements.
27. Please better depict how drainage is occurring between lots 73 through 76. Adding additional contour labels would be recommended. This is a repeat comment.
28. If the existing culvert is to be demolished please remove symbol from this sheet.
29. Rename structure to avoid having duplicate numbers. (Structure 100 and FES 100)
30. Please show the existing house.
31. A swale with an easement will be required to collect drainage from impervious areas to WP #1.

Sheet 4.2

32. The easement provided will need to be extended through the open space.
33. Please provide proposed contour labels across all grading and drainage sheets. This is a repeat comment.
34. Access to lots will be extremely limited, consider the constructability and maneuverability of driveways being graded at this slope. Revise grading in this area and other steep areas throughout the site.

Sheet 4.3

35. The grading in the area shown is creating a low point. A swale may be needed to ensure that the drainage gets collected.

Sheet 5.0

36. This area is not being considered in any drainage areas, provide clarity on where this drainage is collecting/going.
37. Based on site plan this sheet appears to be the post-development map, revise sheet title.

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. There are several existing structures shown within the construction area, please determine and show on plans if these existing structures are to be demolished or preserved.
- B. Clarify the proposed plan for the existing fire department connection, clarify if the connection is to be demolished or preserved.
- C. Based on the easement shown in the section view, the Right-of-Way extends 1 ft. from the edge of pavement on the greenway trail hence, the swale shown in the detail will not be included in the Right-of-Way. A swale cannot be behind the curbed road.
- D. Proper separation between services and storm will be needed.
- E. Required separation between storm sewer and force main sewer will need to be met.
- F. Dam limits and the easement for WP #3 cannot encroach on Lot 67. Additionally, the WP #3 contours are not tying into the road contours, hence the easement would need to be adjusted. The area will need to be revised.
- G. It is likely that the pipe and outlet structure 100 will need to be extended, this flow will create a channel to ensure drainage reaches WP #1.
- H. An easement up to the Right-of-Way will be needed (shown correctly on opposite side). Additionally, culvert will need to be designed for the 25-year storm event.

- I. Please show the existing driveways and tie them into the existing grades for proper connection or define new locations and grading.
- J. An additional storm structure will be needed prior to CB 106 to account for the 12' of fall over 450'.
- K. Take into account access to the existing cemetery, grading will need to be tied in to any existing driveway or entrance.
- L. Inlets CB 407 & 408 are close to the culvert, check that they are at the low points and consider constructability while determining separation. Adjust the low points as needed during Construction Document phase.
- M. The proposed contours will need to connect into each other and to the existing.
- N. Based on the slopes and location of WP#4 please review the greenway constructability around WP #4. Based on slopes of WP#4, wetlands, and buffer requirements, culverts may be required.
- O. 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.
- P. Please include erosion control sheets and plan and profile sheets.

