

MEMORANDUM

Date: April 28, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Merritt Reserve
PSP-24-07, 3rd Submittal
Town of Rolesville, NC

This memo summarizes the review of Preliminary Plat submitted by American Engineering, dated April 1, 2025 (received 4/04/2025).

Cover:

1. General comment relevant for all plan sheets: Please review all plans for legibility and correct any overlapping text, easement lines, font sizes, etc.

Sheet G-002:

2. Adjust the phase line along lots 157 to 163 to match the lot property lines.

Sheet CS-100:

3. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).
4. Fee-in-lieu will need to be provided for the unconstructed street and sidewalk along Fowler Road.
5. The sheet legend in the top right corner is hard to read. Please provide backgrounds or wipeouts behind the text. This is extremely helpful for navigating these plans with the revised match lines; consider adding this to each relevant sheet.
6. Please add back the Open Space Use Table or add a note to refer to the Open Space plan sheet for acreage information. Some of the font sizes are quite small and very difficult to read, please consider making it larger for legibility.

Sheet CS-101:

7. It appears the Public Drainage Easements for SCM 4 were revised based on the previous review comment. However, the extents of these revised easements are unclear. Please revise.

Sheet CS-103:

8. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).
9. Delete "REMOVE HAMMERHEAD" from this callout where Jocund Street connects to the adjacent property as there is no hammerhead in this location. Fix text overlap.

Sheet CS-104:

10. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Sheet CS-108:

11. Please review the setback/build area for this lot due to the overlap with the easement. Revise as necessary.

12. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Sheet CS-110:

13. The sheet legend in the top right corner is hard to read. Please provide backgrounds or wipeouts behind the text. This is extremely helpful for navigating these plans with the revised match lines; consider adding this to each relevant sheet.
14. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Sheet CU-100:

15. The sheet legend in the top right corner is hard to read. Please provide backgrounds or wipeouts behind the text. This is extremely helpful for navigating these plans with the revised match lines; consider adding this to each relevant sheet.

Sheet CU-103:

16. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Sheet CU-108:

17. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Sheet CG-101:

18. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.

Sheet CG-102:

19. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.

Sheet CG-103:

20. Please add some additional contour labels specifically in the area noted, but review proposed grading plans and add contour labels if there are areas where they are sparse.

Sheet CG-104:

21. Confirm the proposed grading isn't pushing water into the neighboring properties along the property limits south of Lineage Place.
22. Revise grading so that contours tie together. It is confusing to determine how everything (proposed and existing) is tied together.

Sheet CG-105:

23. Label existing contours so that grading is easier to follow.
24. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.

Sheet CG-106:

25. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.
26. Please add some additional contour labels specifically in the area noted, but review proposed grading plans and add contour labels if there are areas where they are sparse.
27. Review proposed grading for building pads on lots 414 to 426. Revise as needed.
28. Label existing contours so that grading is easier to follow.

Sheet CG-107:

29. Label any retaining walls. Top and bottom wall elevations will be needed during CID submittal and can be provided during CID submittal.
30. Label existing contours so that grading is easier to follow.

Sheet CG-108:

31. Please show existing contours in the area to the North of the proposed property.
32. Label existing contours so that grading is easier to follow.

Sheet CT-200:

33. Fix the text cutoff for the first Fowler Road vertical curve.

Sheet CT-203:

34. Fix the text that is currently showing upside down in the plan view of the sheet.
35. Fix the text overlap in the plan view of the sheet.
36. As a preliminary review of the profiles provided, there are no comments that appear to change the design. Profiles will be reviewed in detail during the CID submittal.