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V3 - Response to V2 Engineering MEMO Comments

November 23, 2022
Town of Rolesville

P.O. Box 250

502 Southtown Circle

Rolesville, NC 27571

Below are the comment responses to the first review comments that was received November 22, 2022.

This memo summarizes the review of the preliminary plat plan set submitted by American Engineering, dated 10/24/2022 and received 11/07/2022. 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 CVR:

1. Update Sheet index for additional sheets 2.3A and 2.3B.

Response: This has been updated.

Sheet 2.0:

2. Greenways, trails, and paths are traditionally 10' wide for the Town of Rolesville. Please adjust the concrete trail segment along Woodlyn Park Dr. and Mulberry Tree Drive. Final approval will come from the Parks Department.

Response: The trail along Woodlyn Dr is being proposed as 8' within Kalas Falls because the creek crossing has already received the 404 & 401 permits. This has previously been approved in Kalas at another location. We would like to request that the roadside trail along Mulberry Tree be allowed to be 8' due to the environmental features and proximity to the proposed pond.

Sheet 2.1:

3. The Phase 2 lot table seems to be missing lots 1-17 and 44-52. Please update the table.

Response: The table has been updated.

10. Repeat Comment: Confirm and label limits of boardwalk.
 - a. Please specify which boardwalk detail is to be used in this area (20,000 lb or 5,000 lb) and what the width and material are to be.

Response: 20,000 lb boardwalk details have been removed.

11. Show and label where Mulberry Tree Drive construction is to begin.

Response: Mulberry construction will tie directly to the road improvements and turnout provided by others with the construction of the Rolesville Road Gap.

12. What are the dimensions shown on some of the lots? These were not on the last submittal; please clarify or remove on all site plan related sheets.

Response: This was requested to verify the lot widths for some of the lots that are on the outside of the curve.

Sheet 2.5:

13. Show and label where Tansley Crest Loop construction is to begin. Sheet

Response: Tansley Crest Loop construction begins at the end of Kalas Falls Phase 1 construction.

2.6:

14. Label the easement behind Lots 59-61

Response: Tansley Crest Loop construction begins at the end of Kalas Falls Phase 2 construction.

15. Show and label where Tansley Crest Loop construction is to begin.

Response: Tansley Crest Loop construction begins at the end of Kalas Falls Phase 2 Construction

Sheet 3.0:

16. There is proposed force main and gravity sewer shown connecting to structure 208. Please clarify if the existing sewer is gravity or force main.

Response: FM is to be constructed by others prior to the construction of this project. Gravity sewer is to be constructed by others prior to manhole labeled on sheet 3.2.

17. Please clearly label what is existing and proposed utilities; this is preferable with line weights (black vs. grey) but labels are also acceptable.

Response: FM is to be constructed by others prior to the construction of this project. Gravity sewer is to be constructed by others prior to manhole labeled on sheet 3.2.

18. Please clarify where the force main is proposed or existing and show where it is connecting to existing.

Response: FM is to be constructed by others prior to the construction of this project. This is shown on sheet 3.3

Sheet 3.1:

19. Sewer services are not connecting to a sewer main for Lots 78 and 79. Please update accordingly.

Response: This has been updated.

20. Please show storm sewer on all utility plan sheets like in previous submittal.

Response: This has been updated.

21. Update callouts, valves, and service lines.

Response: This has been updated.

22. Please label existing utilities along Rolesville Road.

Response: The existing water line has been labeled.

23. Update water services in Wineberry Bush Lane.

Response: Water services have been updated.

24. Please confirm if this is an access and maintenance easement.

Response: This is an access and maintenance easement.

Sheet 3.2:

25. Please show adjacent linework at connection for Tansley Crest Loop that was shown in the previous submittal.

Response: This has been updated.

26. When is the waterline connection to be constructed? Please provide a note similar to the note at the connection to the south on Tansley Crest Loop and Woodlyn Park Dr.

Response: Kalas Falls phase 1 is currently under construction but a note has been added.

27. Is an easement being obtained for the connection since it occurs off the property?

Response: We are currently reviewing this with the vertical design of this project with the current timing of the adjacent construction.

28. Please confirm what the labels on the top of the sheet are referencing and clean up accordingly.

Response: Labels have been removed.

29. Please confirm if this is an access and maintenance easement.

Response: This is an access and maintenance easement.

Sheet 3.3:

30. Show the adjacent linework that was shown in previous submittal.

Response: This has been updated.

Sheet 4.1:

31. Is CB 325 needed near the high point? Please review.

Response: CB 325 is needed to hold excess water flowing from the north.

32. What is the drainage pattern behind Lots 73-68? Please provide swale contours like you have shown in other locations if applicable.

Response: The intent is to have a drainage swale along the rear of the lot 68-72 directing water to inlet 331A with small swales along the common property-lines.

33. Is CB 116 needed? Please review.

Response: CB 116 is needed to help control gutter spread.

Sheet 4.2:

34. Please label proposed contours along drainage swales.

Response: Drainage pattern arrows have been added.

35. Repeat Comment: Drainage easements should be provided if the swale crosses more than 2 lots.

Response: This has been updated.

36. Is the drainage easement necessary between lots 26-25 with the updated storm sewer?

Response: A small swale between the 2 lots may be needed at the time of house construction. Mass grading is not being proposed and the specific house product for the lot is unknown currently.

Sheet 4.3:

37. The swale not in a drainage easement. Adjust swale or easement as needed.

Response: Easement has been adjusted.

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. 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.

Response: Noted, thank you.

B. Please include erosion control sheets and plan and profile sheets.

Response: Noted, thank you.

C. For constructability and future locating, it is recommended to have services perpendicular to the main.
a. All services should be located outside of drainage easements.

Response: Noted, thank you.

D. Consider placement for these services and how they will be installed. Confirm there is enough room in the structure for multiple, as well as between the pipe required between services/fittings for the installation.

Response: Noted, thank you.

E. Confirm placement of the service for Lot 44. Does it need to come out of the structure? If possible, make perpendicular to main and lot.

Response: The sewer has been re-routed and is tied to the sewer main perpendicular.

F. We understand the trail location will be adjusted for CDs but based on contours of the WPs and other constraints (such as wetlands), please review the trail location to confirm it is constructable to provide accessibility.

a. In all locations, review slopes and consider culverts that may be needed.

Response: Noted, thank you.

G. Grading for the parking lot will need to be shown during CDs to ensure grading and drainage works.

Response: Noted, thank you.

If you have any further questions or comments regarding the responses or plan revisions provided, please feel free to call or email me.

Thank you,

Brad Haertling

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