

## MEMORANDUM

Date: January 2, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Merritt Property  
PSP-24-07, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of Preliminary Plat submitted by American Engineering, dated April 2024 (received 12/05/2024).

We recognize some of the comments are related to the construction drawings and not necessarily a preliminary plat, however we believe it is prudent to provide these comments early in the process; these comments are not required for approval of the Preliminary Plat and have been identified separately than comments directly related to the Preliminary Plat submittal comments.

### Cover:

1. Please add "Town of Rolesville" as township on cover sheet near Wake County, North Carolina.
2. Update the project number from "PSP-YR-XX" to "PSP-24-07".
3. Add the following information to the site data table: parking data; tree coverage data.
4. The Project Narrative is duplicated on the cover sheet. Please delete one of them.
5. Include each submittal date on the cover sheet near the center of the sheet for easy reference. Please include the date with month, day, and year.

### Sheet G-002:

6. Update the project number to "PSP-24-07" on the title block and/or on all applicable sheets.

### Sheet CV-100:

7. Add square footage for all existing buildings within the property limits on the existing conditions plan.
8. Add existing zoning, owner information, and existing land use to the parcel labels within the project limits.

### Sheet CX-100:

9. Add a north arrow and scale to this sheet. Confirm all sheets include these.

### Sheet CS-100:

10. Label all adjacent property information, especially important where the project connects to streets in adjacent properties. If development has not yet occurred, label adjacent project information related to the proposed developments (since these were not shown on the existing conditions).

11. Roadway labels are very hard to read on this sheet. Adjust the text and/or provide text masking throughout the sheet.
12. Intersection angle labels along Fowler Road are not legible at this scale. Consider freezing this layer.

Sheet CS-101:

13. There are contradictions for the ROW along Jocund Street. The dimension shows 60', the label shows 50' and the linework shows something else. Please review, clarify, and clean up the drawings accordingly.
14. There is a lot of overlapping text making it hard to read plans in many areas. Sheets should be reviewed and "cleaned up" by relocating text and/or providing text masks. This comment applies to the entire PSP sheet set.
15. Consider adjusting the line weight for the existing 50' gas easement so it isn't so bold. It draws attention here and makes reading the other line types more complicated. This is a recommendation, not a requirement.
16. Please confirm the intent is to not have a sidewalk on both sides of Road A. The LDO (Section 9) states that sidewalks shall be provided along both sides of streets.
17. Label and dimension sidewalks, typical.
18. Jocund Street ROW dimension is called out as 60' but label says 50'. Please revise as needed. Also, the text is hard to read. Please move the text as needed.
19. Label radii for all intersection curbs or provide a "typical" label. Emergency response vehicles require a minimum 28' radius.
20. It looks like the perimeter property lines are missing on several properties on this sheet. Please add these lines to the plan(s).
21. Add "Public" or "Private" to all easement labels. This comment applies to all sheets.
22. Please clarify how the sidewalk will end (at the end of Road C as it becomes a hammerhead). Will pedestrian ramps be provided? If so, please add to the plan.
23. Label and dimension sidewalks. The sidewalk along Fowler Road has a hatch where others do not. Please indicate what the hatch represents. This comment applies to all sheets.
24. Please confirm how Fowler Road will be constructed and the intent for constructing the future roadway. It appears that half of the road will be constructed now and expanded at a later date.
25. The sidewalk where Fowler Road intersects with Rolesville Road shows a proposed sidewalk that cuts across the road. Please adjust the linework accordingly.

Sheet CU-102 (should be sheet CS-102):

26. Replace this sheet with CS-102. CU-102 is included later in the set as well, so this was likely mistakenly included here.

Sheet CS-103:

27. Label the rectangles shown near the intersection of Strips Drive and Road G. I believe these are grave sites? Label on CS-104 as well.
28. There is a double dashed line along properties 222-224. What is this line? Label or remove.

29. Building footprints for townhomes or set back lines are shown on other sheets but seem to be missing for several properties on this sheet. Please be consistent in how you show these from sheet to sheet.
30. In the legend, the proposed lot lines are solid but they are dashed on other sheets. Please be consistent across all sheets.

Sheet CS-103:

31. Clarify the intent of the hammerhead at the Lineage Place tie-in. Will it be removed as part of this project? If so, please provide a note or callout with intent.
32. Confirm that the drainage and drainage easement along the back of properties 253-255 are located correctly. The easement angles farther into property 253 than the others.

Sheet CS-105:

33. Confirm how construction of Jocund Street is to occur over the stream where it ties into the adjacent property. Will a temporary construction easement be needed? Will a bridge be constructed or will the stream be disturbed and the appropriate permitting completed?
34. Confirm the order of construction where Strips Drive is shown tying into the adjacent property on the eastern side of the site. The street and sidewalk will need to align and connect. Currently it does not appear that they do.

Sheet CS-107:

35. Clarify the intent of the hammerhead where Fetching Place ties into the adjacent property. Will it be removed as part of this project? If so, please provide a note or callout with intent.

Sheet CS-108:

36. Clarify and label the lines where Fowler Road ties-in to the adjacent property on the west. They appear to be associated with a future roadway but it is unclear what they represent.
37. If the greenway is proposed, show it and the associated easement with a darker line weight. Grey scale lines typically represent existing features. If proposed, add material to all Greenway callout(s).
38. Please confirm if the construction of Fetching Place will extend to the property line or will a fee-in-lieu be provided?

Sheet CU-100:

39. The sheet key is very difficult to read. Please revise so that it can provide useful information on how to find the sheets.

Sheet CU-101:

40. Callout says "Connect to Existing Waterline" where Road A ties to Rolesville Road but there is not an existing waterline shown. Please show the existing waterline with size.
41. Label sewer pipe sizes. This comment applies to all utility sheets.
42. Is sanitary sewer line outside of property limits proposed and part of this project? If so, you will need to show the associated easement. Existing conditions will need to extend out beyond the alignment as well.
43. Callout says "Connect to Existing Waterline" where Fowler Road ties to Rolesville Road but there is not an existing waterline shown. Please show the existing waterline with size.

Sheet CU-104:

44. Callout says "Connect to Existing Waterline" where Lineage Place ties to adjacent property on the west but there is not an existing waterline shown. Please show the existing waterline with size. Or if the adjacent property is to be constructed after Merritt Property, delete the callout to connect to the existing waterline. If connecting to a future watermain, please note.

Sheet CU-105:

45. Callout says "Connect to Existing Waterline" where Jocund Street ties to adjacent property on the north but there is not an existing waterline shown. Please show the existing waterline with size. Or if the adjacent property is to be constructed after Merritt Property, delete the callout to connect to the existing waterline. If connecting to a future watermain, please note.
46. Callout says "Connect to Existing Waterline" where Strips Drive ties to adjacent property on the east but there is not an existing waterline shown. Please show the existing waterline with size. Or if the adjacent property is to be constructed after Merritt Property, delete the callout to connect to the existing waterline. If connecting to a future watermain, please note.

Sheet CU-106:

47. Callout says "Connect to Existing Waterline" where Lineage Place ties to adjacent property on the west but there is not an existing waterline shown. Please show the existing waterline with size. Or if the adjacent property is to be constructed after Merritt Property, delete the callout to connect to the existing waterline. If connecting to a future watermain, please note.

Sheet CU-107:

48. Fetching Place water line should be constructed to the property line for future connection and to prevent new infrastructure from being demolished. If connecting to a future watermain, please note.

Sheet CG-100:

49. The sheet key is very difficult to read. Please revise so that it can provide useful information on how to find the sheets.

Sheet CG-101:

50. Please add more contour labels throughout grading plans to make it easier to follow.
51. Label easements throughout grading plans and ensure they can be read. Some easements disappear within the proposed contour lines.
52. Add maintenance easements around all SCM's and label them. This comment applies to all applicable sheets.
53. Proposed grading is shown in the middle of the paved area of Fowler Road where it ties to Rolesville Road.

Sheet CG-102:

54. All grading should have 3:1 or flatter grades. There are numerous areas (especially between lots) where 3:1 grades are not met. Revise grading or provide retaining walls.

Sheet CG-104:

55. Show the proposed grading on the adjacent property for Lineage Place roadway tie-in.

56. There is a dark line along the rear of many of the lots on the grading plans. Are these retaining walls? If yes, label with top of wall and bottom of wall elevations. This applies to all applicable grading sheets.

Sheet CG-105:

57. Where will the paving and grading end at the end of Jocund Street where it ties to the adjacent property on the north. Please clarify.
58. Show the proposed grading on the adjacent property for Strips Drive roadway tie-in.

Sheet CG-106:

59. Show the proposed grading on the adjacent property for Lineage Place roadway tie-in.

Sheet CG-107:

60. Show the proposed grading on the adjacent property for Fetching Place roadway tie-in.

Sheet CT-204:

61. Fix the overlap in the title block.

Sheet CT-300:

62. Label the 10' sidepath on the striping plan.

Sheet CT-301:

63. For the "Existing Conditions" plan on this sheet, only show existing conditions, not the proposed adjacent infrastructure UNLESS the intent is that the improvements to Rolesville Road are expected to be constructed after Merritt Property. Please clarify intent.
64. The "Improvements" plan on this sheet needs more detail provided to clearly indicate what improvements are expected. Include labels like widths, lengths, labels, material, etc. Show grading and all required detail to be able to construct the improvements.

Sheet LP-100:

65. Proposed trees conflict with proposed driveways in several places. Revisions required.
66. Add the size of each open space area. This comment applies to all landscape sheets.
67. The sheet number for the Overall Landscape Plan is shown as CS-100. The cover sheet indicates it should be LP-100. Please revise.

Construction Drawings:

Please consider the following for CDs; These comments are shown as green in the markups and are not required for approval of the preliminary plat:

Sheet CT-200:

- A. While street profiles are not required for PSP approval, we have added comments in green that need to be addressed during the CID submittal which is when the plan and profile sheets will be reviewed thoroughly.
- B. Show utilities on plan and profiles.
- C. Show station numbers on all profiles.

Sheet CT-203:

- D. The Town of Rolesville requires 50' increments in vertical curve lengths.

Sheet CT-204:

- E. Indicate where Fowler Road construction ends. Based on grading, it looks like it ends a little before station 53+00. Please clarify.

Sheet CS-100:

- F. Lighting, water, sewer, storm and easements should be shown (half-toned) on all landscape sheets to check for conflicts.