

MEMORANDUM

Date: March 5, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Merritt Reserve
PSP-24-07, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of Preliminary Plat submitted by American Engineering, dated February 3, 2025 (received 2/06/2025).

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. Sheets CT-200 through CT-401 are not required for the PSP submittal. They will not be fully reviewed until the Construction Drawings are submitted. You can leave the sheets in, or you can remove them from the next submittal.
2. Include tree coverage data in the Overall Site Data table or include a note as to where to find the information.

Sheet CS-100:

3. It appears that the road sections are the same sections shown on sheet CS-200. Including the same information in two places is repetitive; consider deleting them from sheet CS-100.
4. Please indicate where the open space areas are located on plan view by labeling with the naming convention ("OS-1", "OS-2", etc).
5. Some of the font sizes are quite small and very difficult to read, please consider making it larger for legibility.
6. Existing tree lines are showing throughout this plan. However, if trees are cleared for construction, the existing tree line should be removed from the plan.

Sheet CS-101:

7. Light poles are shown in the planting strip between the curb and the sidewalk. All light poles should be located behind the sidewalk. Please revise.
8. There is an existing wetland area that is shown on the utility sheets (and was shown on the site plan in the first submittal) that is now missing from the site plan sheet. Please confirm the wetland disturbance is/will be permitted. Please show (or not show) the wetland area consistently across all proposed plans based on the intended construction and whether the wetland will exist or not once infrastructure is built.

9. Thank you for labeling the sidewalk and side path dimensions. However, only width dimensions are necessary. Please revise accordingly.
10. The public drainage easement should extend around the proposed SCMs for access and maintenance. If the dark dashed line is intended to be the easement, please label it and/or adjust the line type to match the other public drainage easements.
 - a. This comment applies to all SCMs.

Sheet CS-104:

11. Provide a temporary construction easement required for the hammerhead demolition and road tie-in along Lineage Place.
12. Since the hammerhead at the property line will be removed as part of the proposed Merritt Reserve subdivision construction, please add a note to clarify the intent.
13. Please add a note or call out providing further details about the adjacent subdivision this plan ties to (subdivision name, plan number, by others, etc).
 - a. Depending on the status of the adjacent subdivision, it may need to be shown on the existing conditions sheet.

Sheet CS-105:

14. Provide a temporary construction easement required for the adjacent subdivision at the Jocund Street tie-in.
15. Please add a note or call out providing further details about the adjacent subdivision this plan ties to (subdivision name, plan number, by others, etc).

Sheet CS-106:

16. Please revise the easement or buildable area limits so there is not an overlap.

Sheet CS-107:

17. Please add a note or call out providing further details about the adjacent subdivision this plan ties to (subdivision name, plan number, by others, etc).
18. Since the hammerhead at the property line will be removed as part of the proposed Merritt Reserve subdivision construction, please add a note to clarify the intent.
19. Provide a temporary construction easement required for hammerhead demolition and road tie-in along Fetching Place.
20. The 20' Public Drainage Easement shown at the intersection of Fetching Place and Fowler Road ends abruptly. Revise accordingly.
21. The Proposed 30' Streetscape Buffer dimension arrows do not align with the hatch. Revise accordingly.

Sheet CS-108:

22. The 30' Public Utility Easement appears to be cut short. Additionally, there appears to be a drainage easement in this area as well (shown on other plan sheets). Please revise so all plan sheets show the easements consistently.

Sheet CU-100:

23. Show the proposed greenway with darker lines throughout plan set to portray it as proposed versus existing.

Sheet CU-101:

24. Show storm drain piping in gray scale on utility sheets.
25. Revise the driveway linework so it matches up with house placement at the end of Road M.
26. There appear to be two water line laterals to lot 5. Please revise.
27. Confirm the wetland disturbance is permitted. Since this wetland area will be disturbed as part of the construction, it does not need to be shown in the proposed plans. Please show (or not show) the wetland area consistently across all proposed plans.
28. Confirm the sanitary sewer line alignment that cuts across the commercial/retail parcel does not impact the development plan of the parcel.
29. The proposed sanitary sewer line that extends beyond Road C will need an easement. Please add.

Sheet CU-102:

30. Please revise the easement or buildable area limits so there is not an overlap on lot 272.
31. On lot 178, the building and driveway do not align. If the driveway is moved, the water/sewer services will also need to be relocated. Revise accordingly.

Sheet CU-105:

32. Label the existing water line size that Jocund Street water line ties to.
33. There is an easement shown on lot 316 that overlaps the proposed building. Revise accordingly.
34. Label the existing water line size that Strips Drive water line ties to.

Sheet CU-106:

35. Label the existing water line size that Lineage Place ties to.

Sheet CU-107:

36. Label the existing water line size that Fetching Place ties to.
37. There appear to be easement lines within Road J. Please confirm if these are easement lines. If they are, they need to end at the Right-of-way.

Sheet CU-108:

38. There is a dimension call out adjacent to Fowler Road. Please confirm what this dimension is measuring.
39. Show a drainage easement for the storm drain that ultimately discharges to SCM 5B.
40. Show the proposed greenway with darker lines throughout plan set to portray it as proposed versus existing.
41. Utility easements need to be shown for all proposed sanitary sewer outside of the road right-of-way. There is a long stretch of trunk sewer line that appears to be proposed that does not have an easement. Please confirm and revise as needed.

Sheet CG-101:

42. No catch basins are proposed at the low point along Road M. Add catch basins and/or confirm how this storm drainage will be captured.
43. Confirm that the catch basin drains in Road C near SCM 4B are at the low point.
44. If the dark dashed line around SCM 4B is intended to be the Public Drainage Easement it should break where the storm drainage easements tie into it. This is typical for all SCMs.
45. The title block is missing from this sheet.

Sheet CG-102:

46. No catch basins are proposed at the low point along Fowler Road. Add catch basins and/or confirm how this storm drainage will be captured.
47. Confirm how storm water will be captured within Fowler Road. There is no storm drainage shown.

Sheet CG-103:

48. The dark dashed line around SCM 1B does not match the shape of the SCM. If this is meant to be the Public Drainage Easement, please revise. If not, delete.
49. No catch basins are proposed at the low point along Road G. Add catch basins and/or confirm how this storm drainage will be captured.

Sheet CG-104:

50. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.

Sheet CG-105:

51. Road B grading appears to not follow a crown section for the entirety of the road. Please revise the grading accordingly.
52. No catch basins are proposed at the low point along Strips Drive. Add catch basins and/or confirm how this storm drainage will be captured.
53. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.

Sheet CG-106:

54. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.
55. Confirm the catch basins within Road B are at the low point.

Sheet CG-107:

56. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.
57. Catch basins at the intersection of Fowler Road and Fetching Place are not shown within the curb. Revise accordingly.

Sheet CG-108:

58. The dark dashed line around SCM 5A does not match the shape of the SCM. If this is meant to be the Public Drainage Easement, please revise. If not, delete.

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 CG-101:

- A. While we understand the grading at this stage is preliminary, it does appear that retaining walls will likely be necessary in several areas (and between lots). Please confirm proposed site layout will work with the grading shown. Final grading will be reviewed during CID submittal review process.

Sheet CG-104:

- B. Label all proposed retaining walls with top of wall and bottom of wall elevations.