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## MEMORANDUM

Date: February 5, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Rolesville Road Mixed Use  
PSP-25-01, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of Preliminary Subdivision Plat submitted by FLM Engineering, dated 12/12/2024 (received 01/28/2025).

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 Site Plan and have been identified separately than comments directly related to the Site Plan submittal comments.

### Sheet C-1:

1. Please list the submittal number (PSP-25-01) and the submittal dates on the cover. For future submittals, please include the original submittal date and all re-submittal dates.

### Sheet C-2:

2. There is a typo on the leader for the existing 30' utility easement on the south side of the site. Please correct.
  - a. This comment applies to multiple sheets.

### Sheet C-3:

3. The Point (the project to the north) was approved prior to the Town's Standards Manual was implemented so their street section is slightly different than what will be required on this project; a transition to match the street and sidewalk will need to occur.
4. Please call out the retaining wall on the northwest corner of the site, adjacent to the parking lot.
5. The Town requires a 50' public easement for public greenways. When environmental constraints exist, then a 30' easement is required.
6. Please include a typical section for the proposed greenways. Reference the Town's Standards Manual for the requirements.

Sheet C-4:

7. Please confirm if a temporary construction easement will be obtained to connect to the existing manhole on the north side of the site. If so, please show and label on all appropriate sheets.
8. Label all drainage easements with widths and type.
9. Please confirm if the SCM will have an access easement provided.
10. Please consider how access to the non-residential parcel will occur. While we understand it is not under design with the subdivision submittal, drive access should be provided so new infrastructure (Curb and sidewalk) are not cut out/removed shortly after being constructed. Also consider pedestrian access from the north to the south/into this site.

Sheet C-5:

11. All grading shall be 3:1 slopes.
12. Please review how drainage is being captured/transferred away from the buildings, between the buildings, and adjust accordingly. Add easements as necessary – if a swale is provided across 2 or more lots, a drainage easement is required.
13. Grading on the west side of the site appears to occur within and across the tree protection fencing. Please review and adjust accordingly.
14. The Town strives to meet ADA compliance on greenways when existing conditions allow. Please attempt to provide all greenways as ADA accessible.
15. Please label more contours for both the existing and proposed. Due to the site and slopes, it is hard to decipher grades with only the 5' contour labeled.
16. Please confirm the gas company has approved the encroachment on the south side of the site, into their easement.

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:

- A. Please confirm if there will be any ADA parking spaces in the parking lot in the northwest corner of the site; also confirm if there will be pedestrian ramps adjacent to the entrance of this parking lot.
- B. Please label whether the greenways will be public or private.
- C. Please label the material of all greenways, sidewalks and sidepaths.
- D. Top and bottom wall elevations, as well as the type of wall, will be required to be provided.
- E. Please provide spot elevations for pedestrian ramps to ensure ADA compliance.