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MEMORANDUM

Date: May 30, 2024
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: 105 S Main St - Salon
SDP 24-04, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of the Site Construction plans submitted by FLM Engineering, dated 04/26/24 (received 05/05/24).

Sheet C-1:

1. A professional seal must be included on all pages.
2. The following should be included on the cover page:
 - a. County the project is located in
 - b. Site data table including the parcel's property identification number (PIN), zoning (current and proposed if a rezoning), watershed, river basin, current use(s), proposed use(s), current impervious, proposed impervious, parking data per use, tree coverage data, building height, and building square footage(s)

Sheet C-2:

3. The following should be included on the existing conditions plan sheet:
 - a. Site size
 - b. Metes and bounds of property boundary
 - c. Site information (PIN, owner, etc.)
 - d. Register of Deeds book and page number for adjacent properties
 - e. Any setbacks
 - f. Any existing vegetation
 - g. Topographic contours are to extend 100' past property limits

Sheet C-3:

4. Verify how the proposed 20 asphalt driveway will be tying in to S Main St. If the sidewalk is to be demolished, be sure to show this on demolition plan sheets.
5. Per LDO 6.4.4 C, 90 degree parking spaces are to be 19' x 9'. Adjust parking spaces to meet these requirements.
6. Building setback lines are to be shown and labeled on plans.

Sheet C-4:

7. Inverts and direction of flow of the existing sanitary sewer line should be clearly identified on the plans. It should be clear as to what elevation the proposed sanitary service line will be tying into.
8. Existing storm drainage is being shown on this sheet, however the demolition sheet seems to indicate that these existing storm pipes are to be removed. If existing storm drainage pipes are to stay, the demolition sheet should clearly indicate the extent of the storm being demolished. If the storm is to be demolished, it should not be shown on the proposed plans.

Sheet C-5:

9. Verify the building FFE is correct. The current FFE appears to be well below the surrounding grade.
10. Proposed stairs are called out, however stair linework is not shown. Please ensure the number and location of stairs is clearly indicated on the plans.
11. Contours indicate a small portion of the site will be sloping down towards the northeast property line. Silt fence should be added along this section.
12. Please provide invert elevations for all storm pipes. This includes proposed pipes as well as any existing pipes that will be connected to the proposed system.

Sheet C-7:

13. The town prefers NCDOT 2024 details 848.05 or 848.06 for curb ramps.