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MEMORANDUM

Date: December 2, 2024
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Parker Ridge Amenity Center
SDP-24-10, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of site development plan documents submitted by BGE, dated 11/01/2024 (received 11/04/2024).

Due to this site being private, we are reviewing this Site Plan submittal as a Construction Drawings submittal.

Based on the conflicting information between existing and proposed conditions and the approved Parker Ridge Subdivision plans (CID-23-06), plans were not able to be reviewed in full and additional comments may follow in subsequent submittals, based on updates. On the next submittal, please provide clarification on what information is being constructed with the amenity center versus what is being constructed with the subdivision; the plan should reflect this information accurately showing existing and proposed conditions, or “constructed by others”. If the revisions to the cul-de-sac and parking lot that are shown on this set currently are to be constructed with the subdivision, a revision to the CID will need to be submitted to the Town for review and approval.

Sheet L4-0:

1. Please provide a site data table that includes the following:
 - a. PIN
 - b. Zoning (current/proposed)
 - c. Watershed
 - d. River Basin
 - e. Current Use(s)
 - f. Proposed Use(s)
 - g. Current Impervious
 - h. Proposed Impervious
 - i. Parking Data per use
 - j. Tree Coverage Data

- k. Building Height
 - l. Building Square Footage
- 2. Please provide an erosion control plan and light plan with the next submittal.
- 3. Update the Town of Rolesville Case Number to “SDP-24-10”.
- 4. Update the revisions in the title block to include those that pertain only to the Parker Ridge Amenity Center plan review.
 - a. This applies to all relevant sheets.
- 5. Include the contact information for the project owner, applicant, and all consultants for this project.

Sheet L4-1:

- 6. Please confirm the construction sequence relationship between Parker Ridge Subdivision and Parker Ridge Amenity Center. Clarify whether the Amenity Center will be constructed during or after Parker Ridge Subdivision.

It is currently assumed that the existing conditions of this will be based on the proposed conditions for the overall Parker Ridge Construction Infrastructure Drawings Set (CID-23-06). Please update the existing conditions sheet to match the proposed conditions from the approved CID-23-06 plan set if applicable.

- 7. For the next submittal please include the following information on the existing conditions:
 - a. Site size
 - b. Metes and bounds of property boundary
 - c. Property lines (zoom out if necessary to see the lot)
 - d. Property identification number (PIN) of site and adjacent properties
 - e. Zoning districts of site and adjacent properties
 - f. Register of deeds book and page number for any adjacent platted subdivisions
 - g. Owner information for the parcel of the project location
 - h. Existing land use of site and adjacent properties
 - i. Setbacks
 - j. Easements (label with type, size, and public or private)
 - k. Existing open space or common areas
 - l. Contour labels
 - m. Demolition (if applicable)
 - n. Limits of Disturbance
- 8. Adjust all leaders to point at the correct items.
 - a. This comment applies to multiple sheets.
- 9. Label adjacent right of ways. Specify the right of way width and whether it is public or private.
 - a. This comment applies to multiple sheets.
- 10. Show and label all existing features within the right of way.

Sheet L4-2:

- 11. Please show the limits of disturbance. It is unclear what features are existing versus proposed based on the screening and labels shown.
 - a. This comment applies to multiple sheets.

12. Include a legend and/or labels to clarify what is shown and whether it is existing or proposed. It is unclear what site feature symbols represent. Ensure that the existing and proposed conditions match throughout the entire plan set.
 - a. This comment applies to multiple sheets.
13. Please show setbacks and landscape buffers per zoning requirements.
14. Please include tree protection fencing locations if applicable.
15. Note: Green markups have been included for the parking lot area on the site. Design for the parking lot area has been included in the Approved Parker Ridge plan set (CID-23-06) and it is unclear if this area will be existing or proposed during the time of the Amenity Center construction. If the parking lot area is considered and shown as existing conditions in the next submittal, the green markups may be disregarded.
 - a. Label ADA ramps and provide an ADA ramp detail.
 - b. Label and dimension handicap aisles and spaces.
 - c. Provide a detail for the proposed mail kiosk.
 - d. Provide dimensions for parking and the drive aisle.
 - e. Label and dimension sidewalks with the width and proposed material.
 - f. Label radii.
16. Please clarify if bike parking and a dumpster will be included for the amenity area.
17. The design of Carved Stone Court cul-de-sac and the Amenity Center parking lot do not match the approved Parker Ridge Subdivision plan set (CID-23-06). As of now, it is assumed that this area will be constructed per the approved CID-23-06 plans, then will be demolished and reconstructed per this plan set. If this is the case, label the proposed conditions and provide a demolition plan for updates. If this is not the case, CID-23-06 may require a revision to be constructed as shown in the Amenity Center plans.
18. Label the Amenity Center Property line. In addition, label the Amenity Center and adjacent properties with their respective PINs.
19. Show and label all easements with the easement type, size, and whether it is public/private. If the easement is existing, include the deed book and page number.
 - a. This comment applies to multiple sheets.
20. Clarify the different types of signs on site. The "Accessible parking sign, typ." label shows that all signs shown should be the same accessible sign.
21. Amenity parking only signs shown on the approved Parker Ridge Subdivision plan set (CID-23-06) are not shown. Clarify if the signs are intended to be installed/removed.

Sheet L4-3:

22. Clarify the design intent for the storm area drain outfalls.
23. Show all and label all water, stormwater structures/pipes, and sanitary sewer structures/pipes. Ensure that the display or labels clearly distinguish an existing or proposed condition.
24. Please provide spot grades on pool deck for review.
25. Please provide spot grades in the downspout splash pad area to confirm positive drainage away from the building. There is a concern due to proposed plantings around the splashpad that water will not get to the sidewalk/curb.
26. Please include a detail for downspout tie ins to area drains with next submittal.
27. Please include spot grades at all corners of the ADA parking spots and ramp to confirm ADA compliance. The spots requested have been marked on the plans with red circles on the plan markup.

28. In the proposed utility legend, the line type of easements shown appear as proposed. Clarify whether the easements are proposed or existing and update as needed.
29. Based on the updates to the existing conditions sheets, adjust existing and proposed contours accordingly. Please label both existing and proposed contours.
30. For next submittal, please provide:
 - a. Stormwater rims, inverts, and slopes.
 - b. Sanitary sewer rims, inverts, and slopes.
31. Please confirm the intent is for a landscape architect to sign and seal for utilities.

Sheet L4-4:

32. Show all above and below ground utilities on the planting plan for review.
33. Clarify the design intent of the trees located in the Amenity Center parking lot islands. After adding two spots the trees are now located in the gutter.

Sheet L4-5

34. Additional details may be required based on updates to the existing and proposed conditions. Please provide details for any items that are proposed in this plan set.