

FLMENGINEERING

March 3, 2025

Michael Elabarger
Senior Planner
Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

**Reference: PSP-25-01 1216 Rolesville Rd
Comment Response Letter**

Dear Mr. Elabarger:

Per the comments received on February 5, 2025, please see the below comment responses and revised sketch plan and associated documents:

Planning Department

1. **PAY THE INVOICE ISSUED ON 01/03/2025 ASAP – No further submittals will be accepted until paid.**
Noted, invoice has been paid.
2. **Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed.**
Noted.
3. **Add revision dates to all submittal materials.**
Noted.
4. **Cloud/bubble all changes**
Noted; clouds have been provided where practical. Where not provided, we've clearly called out/delineated the change on the sheets and/or our response to comment.
5. **Add "PSP-25-01" to the Cover sheet and on every plan set sheet.**
Revised per comment.
6. **Cover Sheet/Conditions of Approval - Add the approved Conditions of Approval, dated November 14, 2023, (currently provided as a separate attachment) to the cover sheet.**
Revised per comment.
7. **Sheet C-3 (Open Space) – Update open space calculations within the site data table to show total required active & passive open spaces. Note, in accordance with LDO 6.2.G.12, Active Open space shall total at least 50% of the total required open space (15% for Mixed-use Districts = 1.73 acres required)**
Revised per comment. Table has been added breaking down active open spaces.
 - a. **The approved sketch/concept plan associated with MA 22-05 showed a playground, gazebo, and picnic area called out as 1ac of medium, green open space. This has been reduced on the PSP to "proposed park amenities" which include park benches and gathering area with a pergola. This area may count as**

1 of 2 required small open spaces for Mixed-use districts, but should be labeled as such and clearly reflects in the Site Data Table. Cite Table 6.2.1.2 next to where you have broken down proposed open space (Linear park/greenway and (1) green and refer to both of these as “Small Open Space Types” to satisfy this comment).

Revised per comment. Three active open space areas have been added to meet the active open space areas. The two green areas will include lawn games, concrete gaming tables and the proposed park amenities, while the portion of the greenway that fronts the pond and the west side of the site will have exercise equipment along the greenway.

- b. Greenway – Planning staff ultimately defers to Parks & Engineering staff with respect to public Greenway requirements; however, minimum public Greenway easement width is 50’ except with proven environmental constraints, reduction to 30’ minimum can be approved.**

Per our call, the greenway has been revised to run south of units 45, 60 and 61 within the proposed easement. The easement up near the end of road 4 has been revised to be 30’ wide and variable width within the wetland area to provide for flexibility when making a future connection.

- c. The proposed 20’ Greenway easement w/ 10’ Greenway [see previous comment regarding Easement width] may count towards your second required Small Open Space Type, however, this is a passive open space feature and still leaves the project non-compliant with respect to the required 50% active open space. Again, of the total 1.73ac of required open space, at least 0.865ac needs to be active. Refer to LDO table 6.2.1.3 to view active and passive open space features.**

Noted, the open space calculations have been revised per comments.

- d. Commercial Parcel – Remove the “Prop. Min 500-sf “Green” Open Space call out on the commercial parcel to be created. Open space details will be reviewed under the separate SDP submittal for this lot.**

Revised per comment.

- e. Lot 52 – No part of the building footprint within lot 52 should be located within the 20’ storm drainage easement. The applicant should shift lots 49-52 south to avoid overlap.**

Revised per comment.

- f. Northern Parking Lot - No part of the parking lot should be located within the 20’ storm drainage easement.**

The easement there is required to ensure the proposed storm drainage is accessible for maintenance & inspections.

Parks & Recreation

- 1. Revise to state Public Greenway and increase the width of the Public Greenway Easement to the LDO Minimum permitted of 30’ [when environmental constraints are justified to Staff] or 50’ in areas without environment constraints.**

Per our call, the greenway has been revised to run south of units 45, 60 and 61 within the proposed easement. The easement up near the end of road 4 has been revised to be 30’ wide and variable width within the wetland area to provide for flexibility when making a future connection.

2. **Revise to provide Greenway connectivity to the non-residential parcel.**
Per our call, the greenway has been revised to provided connectivity to the non-residential parcel.
3. **Clarify/confirm if/that Greenway will connect to the future Merritt Park and if not, please explain why.**
Per our call, the easement up near the end of road 4 has been revised to be 30' wide and variable width within the wetland area to provide for flexibility when making a future connection. For now, the greenway has stopped short to avoid a "bridge to nowhere".
4. **Consider/Discuss with Staff options of moving the actual paved Greenway farther from the edge of curb/road and including native vegetation as a buffer in between the Greenway and the road.**
Per our call, the proposed 5' from edge of greenway to back of curb is sufficient.

Engineering

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.**
Revised per comment.

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. This comment applies to multiple sheets.**
Revised per comment.

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.**
Per current plans on the Town's website, it appears the street section (27' B-B) matches our proposed section. The sidewalk connections have been shown on our plans.
4. **Please call out the retaining wall on the northwest corner of the site, adjacent to the parking lot.**
Revised per comment.
5. **The Town requires a 50' public easement for public greenways. When environmental constraints exist, then a 30' easement is required.**
Per calls with Town staff, the 30' easement shown is sufficient.
6. **Please include a typical section for the proposed greenways. Reference the Town's Standards Manual for the requirements.**
Section added to sheet C-7.

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.**
The approximate location of the future sanitary sewer easement (it's not been recorded at moment) is shown on the plans. We anticipate being able to tie in to that manhole without the use of temporary construction easements (the existing easement will extend to our northern parcel line).

8. Label all drainage easements with widths and type.

Revised per comment.

9. Please confirm if the SCM will have an access easement provided.

An easement has been provided around the SCM.

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.

The approximate locations of future curb cuts for the commercial parcel have been added to the plans.

Sheet C-5:

11. All grading shall be 3:1 slopes.

Revised per comment.

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.

Revised per comment, drainage conveyances have drainage easements.

13. Grading on the west side of the site appears to occur within and across the tree protection fencing. Please review and adjust accordingly.

Grading on the west side has been reviewed and does not encroach on the tree protection fencing.

14. The Town strives to meet ADA compliance on greenways when existing conditions allow. Please attempt to provide all greenways as ADA accessible.

Noted. With the greenway being revised to be south of units 45, 60 and 61, the intent is to be ADA compliant when existing conditions allow.

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.

Revised per comment.

16. Please confirm the gas company has approved the encroachment on the south side of the site, into their easement.

Coordination with the gas company is ongoing. We'll provide the confirmation of the parking into the easement once received.

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.

Noted.

B. Please label whether the greenways will be public or private.

Noted.

C. Please label the material of all greenways, sidewalks and sidepaths.

Noted.

D. Top and bottom wall elevations, as well as the type of wall, will be required to be provided.

Noted.

E. Please provide spot elevations for pedestrian ramps to ensure ADA compliance.

Noted.

Wake County Watershed Management – No Comments

COR Public Utilities

1. Public water should be extended throughout Road 1 to Rolesville Rd.

Revised per comment.

2. Water mains shall be located either in the north or east side of the street pavement.

Revised per comment.

3. Please add a condition of approval note on the cover stating "-A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to construction drawing approval."

Revised per comment.

Wake County Fire / EMS

1. Does the dead-end street connect to an existing street? If not, it will need a turnaround.

Yes, the dead-end street will connect to the future road under construction for "The Point" subdivision. The Point alignment has been added to the plans.

NCDOT

1. Clarify or clearly account for the improvements required by the TIA, since that can impact R/W dedication.

Please see call out on sheet C-3. The right-of-way dedication accounts for 30' from centerline to b/c, allowing for a 2-way left turn lane per the Town of Rolesville CTP.

Please let me know if you have any questions or need any additional information.

Sincerely,



T. Chase Massey, PE

Principal

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