

MEMORANDUM

Date: 03/25/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: 1216 Rolesville Rd
MA 22-05, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of the rezoning documents that were submitted by FLM Engineering, dated 02/21/2022 (received 03/01/2022).

We have no comments directly related to the rezoning of this property but believe it is prudent to provide comments early in the process so we have included comments related to the preliminary plat plans for a future submittal.

Sketch Plan C-1:

1. In the typical section, the curb is called out as being valley curb but it appears that standard curb is being show. Please clarify the intention for the style of curb to be used.
2. Please consider shifting the sidewalk to be 1' off the ROW to allow for a larger planting strip/boulevard and a consistent section throughout the Town.
3. Bearing and distances should be provided for the outer perimeter of the proposed property.
4. ROW improvements will be required for the entire length of the property along Rolesville Road based on the Town's CTP.
 - a. A typical section for Rolesville Road showing the dedicated ROW/final ROW dimensions to confirm it matches the Town's CTP.
 - b. The distances between all intersections will have to be reviewed to ensure they meet DOT requirements. There is concern with how compact this site will be along Rolesville Road with the existing Sunset Manor Dr and Emily Lane, then adding 2 more intersections within this same segment.
 - c. Please show Emily Lane for reference.
5. All pedestrian ramp locations will be required to be shown.