

MEMORANDUM

Date: 3/2/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Rezoning Barham Land
MA 21-08 Rezoning
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat plan set submitted by FLM Engineering, dated 12-10-2021, revised 06-29-2021 and received 01-25-2022. We recognize some of the comments are related to preliminary plat plans and not necessarily a rezoning submittal, however we believe it is prudent to provide these comments early in the process.

Sheet C-1:

1. Confirm with Wake Electric for approval to place fence within the easement. If they do not provide approval, the fence will need to be shifted to the easement line.
2. How is the buffer being maintained due to the proposed fence around the perimeter? Please confirm or adjust as needed.
3. Confirm fire truck access works throughout the site.
 - a. The parking lot should have a 26' drive aisle for Fire Code and 28' radii per Appendix D.
4. Consider extending the sidewalk from the parking lot off Road 2 to Road 1 to allow for connectivity for pedestrians.
5. There appears to be extra lines (from a previous parking lot?) showing up near Lots 37-39. Please clean this up.
6. Please consider parking lengths at driveways. There should be 20 ft minimum provided to allow for trucks and cars to park without blocking the sidewalk.
7. Front setbacks should account for 20 ft at the garage for parking spaces.
8. There is an existing joint driveway easement on the southwest corner of the site. Will this remain in place with this site being developed? Is access to remain for this driveway?
9. Please confirm where the existing properties and intersections along Wait Avenue are. NC DOT will need to provide comment on the entrance location off Wait Avenue due to their requirement of separation between entrances to allow for a left hand turn.
10. Please provide a TIA for the site.
11. The Town of Rolesville requires improvements along the entire ROW based on the Thoroughfare plan.
12. Please consider shifting the sidewalk to 1' off the ROW for the typical sections. This will allow for a standard construction within the Town and a larger boulevard between curb and sidewalk.
13. 2:1 slopes should not be within the ROW. Please provide a 2% grade from the sidewalk to the ROW; 2:1 slopes can be used outside of the ROW.

14. The cross section for Wait Avenue will have to be discussed for approval of preliminary plat plans. A 110' ROW is correct but the details of the section will need to match the Town's Thoroughfare Plan.

