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418 South Dawson Street
Raleigh, NC 27601

Phone: (919) 719-1800
Bolton-Menk.com

MEMORANDUM

Date: April 30, 2024
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Pearce Farm
PSP 23-04, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of 2nd submittal of site plan documents submitted by McAdams Engineering dated 04/01/2024 (received 04/03/2024). We recognize some of the comments are related to the construction drawings and not necessarily a preliminary plat, however we believe it is prudent to provide these comments early in the process; these comments are not required for approval of the PSP and have been identified separately than comments directly related to the PSP submittal comments.

Sheet C0.0:

1. The Town of Rolesville project number for Pearce Farm is PSP-23-04. Please update the cover to reflect this.

Sheet C0.01:

2. Update the typical cross section and verify this extra space consideration has been taken into account throughout the plan set.
3. Based on the email discussion from January, the dry utilities will need their own 3' utility strip and the Town will not allow them at the back of the curb and gutter.

Sheet C0.02:

4. A future Fire Department connection is proposed in the roadway plans off Burlington Mills, but there is not additional frontage for an entrance due to the turn lane; please confirm if the fire department will accept a right-in, right-out if they have access on Street O?
 - a. Coordination with the fire department needs to occur and NCDOT needs to provide approval for access spacing and the type of entrances (right-in, right-out vs. full access).
5. Open space calculations need to be adjusted to account for the proposed fire turnarounds currently within those areas.

Sheet 1 of 1:

6. REPEAT: Notes on the deed state no filling or erection of permanent structures in the areas of Wake County Flood Hazard Soils. There are multiple proposed units in these areas. This comment will remain until the flood study has been reviewed.
 - a. We are continuing to work with you, the Town, and the County to resolve this but will leave this comment until resolution; I have removed the comments on the individual sheets.

Sheet C1.0:

7. Fix the wetland hatch. It doesn't appear to be correct.
 - a. This comment applies on all relevant sheets.

Sheet C2.0:

8. All dimensions on private access easements still refer to them as right-of-way. Please update plans to reflect change from right-of-way to access easements.
 - a. This applies to all sheets.

Sheet C2.01

9. Label the variable width easement. Provide some guidance to determine the distance off pavement or dimension of the easement.
 - a. This comment applies to all turnaround areas.
10. There are several locations throughout the plans where a 10' greenway intersects with a narrower path (5' or 8'); for connectivity, there should be a consistent path width provided to get through the site. Please review with the Parks and Recreation Department for the path(s) throughout the site to provide connectivity of greenways.
 - a. This comment applies to all sheets.
11. REPEAT: All pedestrian ramps should reference NCDOT details.

Sheet C2.03

12. Show work by others in grey so it is clear what is part of this project.

Sheet C2.04

13. Provide an exhibit showing that the fire/garbage trucks can access alleys with cars parked along alleys.
 - a. This comment applies to all alleys with radii less than 230 feet.

Sheet C2.05

14. The retaining wall behind Lots 150 - 152 cuts off access to SCM A. Revise to provide access.
15. Adjust text to be legible.
16. Revise pedestrian ramps to remain within the right-of-way at the intersection of Street O and Alley 24.
 - a. This comment also applies to the intersection of Burlington Mills Road and Street D.

Sheet C2.06

17. While we recognize the plans for this area will be submitted separately, is the location of the street connection for OS-1 / Main Amenity known at this time? If so, a curb but and driveway access should be provided. If it is not, please provide during CDs so new infrastructure (curb, sidewalk, pavement) are not removed and replaced at a later date.

Sheet C2.07

18. Show work by others in grey to clarify where the project limits are.

Sheet C2.08:

19. Verify / label why there is a jog in the buffer.
20. All dead-ends should have curb and gutter on all sides if they are not a proposed future connection; Provide a barricade or signage to prevent people thinking they can access the greenway through this stub.
21. Revise the streetscape buffer to not cross the proposed road.

Sheet C2.09:

22. Fix the floating leader.

Sheet C2.11:

23. Revise the text conflict with the proposed wall near Lot 251.

24. The wall adjacent to Lot 534 crosses the property line. Adjust the wall or the property line accordingly. Will an easement be required?

Sheet C2.13:

25. Revise the text conflict with the proposed retaining wall behind Lot 477.

Sheet C3.01:

26. Verify there is a high point or low point behind Lot 30, and that it works with storm drainage.
27. Revise text conflicts.

Sheet C3.02:

28. Verify the grading is no steeper than 3:1. It appears to be less in some areas.
 - a. This comment applies across the site.

Sheet C3.04:

29. Confirm how access is being provided to SCM A. Revise accordingly.
 - a. This comment also applies to Sheet C3.05.

Sheet C3.07:

30. REPEAT: Storm drainage easements are required when ditches cross two or more lots.
 - a. This comment applies across the site.
31. The limits of disturbance needs to include all buffers due to the plantings.

Sheet C3.09:

32. REPEAT: The berm is at two very different elevations depending on which side of the pond.
 - a. For further clarification, verify and define where accessibility for maintenance will be provided from.
33. Confirm how the low points between Lots 340 – 344 will be collected; revise the drainage plan to show collection.
 - a. Additional contour labels at all lots would be helpful to navigate high and low points.

Sheet C3.13:

34. Verify the grading in the perimeter buffer along Lot 476 is suitable for plantings; the grading is steeper than 3:1.

Sheet C3.14:

35. Confirm how the low points between Lots 295-301 will be collected; revise the drainage plan to show collection.
 - a. Additional contour labels at all lots would be helpful to navigate high and low points.

Sheet C3.15:

36. Revise text conflicts.
37. Verify and show that access to SCM D will work with grading for the pond.

Sheet C3.17:

38. The limits of disturbance needs to be included in the temporary construction easement.

Sheet C4.01:

39. Fire Hydrants on private property will need easements.
 - a. This comment applies to the entire site.

Sheet C4.10:

40. City of Raleigh will need to confirm they are OK with the distance between the two sanitary structures on Street M, as identified on the markups.

Street C4.15:

41. City of Raleigh to confirm they are OK with the retaining wall over the sanitary sewer.

Sheet C8.01:

42. The Town of Rolesville defaults to NCDOT details; please use NCDOT details when applicable. If they don't apply, please remove the City of Raleigh label, and provide "custom" details.
43. NCDOT details 848.06 needed. Add the NCDOT detail and remove the COR ones that are not needed.

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:

Sheet C2.01:

- A. Pedestrian ramps should be designed and constructed per NCDOT standards.

Sheet C2.07:

- B. Please review all pedestrian crossing locations. Due to the low traffic and low speeds, are crosswalks necessary at cul-de-sac bubbles?
 - a. All mid-block crossings will require signage. Please consider if all the crossing locations are necessary to prevent sign pollution, as well as how that many locations affects traffic.
 - b. These comments applies to all sheets.
- C. Confirm driveway locations for Lots 421, 422, 423, 442 and confirm there are no conflicts with the pedestrian ramps.

Sheet C2.08:

- D. The grid from the retaining wall near the intersection of Forestville Road and Street A will be on the north side of the wall; based on the height, will an easement from the owner of that adjacent property be required?
 - a. This comment also applies to Sheet C3.08.

Sheet C3.04:

- E. Grading for greenways needs to be taken into account and all tie ins with the right-of-way need to be accounted for.
 - a. The limits of disturbance need to include all greenways.
 - b. It might be worth looking into this now to account for tree protection, easements, and limits of construction are appropriate.**
 - c. This comment applies to several areas.

Sheet C3.07:

- F. The retaining wall grid for the retaining wall behind Lots 429 – 434 will be in the buffer. Please confirm if there is room for Type 3 planting requirements.
 - a. This comment also applies to Sheet C3.12.

Sheet C4.01:

- G. Details for drainage pipe going through the retaining wall will be required as applicable.