



**BOLTON
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MEMORANDUM

Date: March 31, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Rolesville Road Mixed Use
PSP-25-01, 2nd Submittal
Town of Rolesville, NC

This memo summarizes the review of Preliminary Subdivision Plat submitted by FLM Engineering, dated 02/28/2025 (received 03/06/2025).

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 Site Plan and have been identified separately than comments directly related to the Site Plan submittal comments.

Sheet C-1:

1. REPEAT: Please list the submittal dates on the cover. For future submittals, please include the original submittal date and all re-submittal dates.

Sheet C-4:

2. REPEAT: Label all drainage easements with widths and type. Your easement and setback lines are extremely similar which may be causing some confusion as well as the lack of labels.

Sheet C-5:

3. All grading shall be 3:1 slopes.
4. 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.
5. Grading on the west side of the site appears to occur within and across the tree protection fencing. Please review and adjust accordingly.
6. The Town strives to meet ADA compliance on greenways when existing conditions allow. Please attempt to provide all greenways as ADA accessible.
7. 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.
8. Please confirm the gas company has approved the encroachment on the south side of the site, into their easement.

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.
- B. Please label whether the greenways will be public or private.
- C. 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.
 - a. It appears there is a hammerhead that will be removed for the connection. Please include removals on the plans if this is to occur as part of this project, as well as if a temporary construction easement will be needed.
 - b. Please label all transition lengths and any additional details for the installation and connection of the street and sidewalk.
- D. Please label the material of all greenways, sidewalks and sidepaths.
- E. Consider pedestrian access to the non-residential lot, and if any crossings will be provided across Road 1.
- F. Top and bottom wall elevations, as well as the type of wall, will be required to be provided.
- G. Please provide spot elevations for pedestrian ramps to ensure ADA compliance.
- H. Confirm if the proposed greenway will have a cross-slope, as indicated on your typical cross-section.