



## MEMORANDUM

Date: September 3, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Young St Commercial | Gravity Companies  
PSP-25-02 | 1<sup>st</sup> Review  
Town of Rolesville, NC

This memo summarizes the review of preliminary site development plans submitted by WithersRavenel, dated August 1, 2025 (received 8/5/2025).

Due to this site being private, we are reviewing this Site Plan submittal as a Construction Drawings submittal.

### Sheet C2.00:

1. There is an unmarked fire hydrant located northwest of the site; please label accordingly.
2. Two wetlands southwest of the site are not properly labeled. Please revise to accurately indicate all wetlands.
3. The fire department has always required a minimum of 28' radii for emergency response access. Please review and adjust radii accordingly.
4. Review the Comprehensive Transportation Plan (CTP) for Young Street and include any planned future frontage improvements.
5. Review how the proposed sidewalk will connect to the existing and confirm there is room for an ADA compliant pedestrian ramp. LDO 9.2.1.
6. Provide street typical sections showing widths of everything within the ROW.
7. Label all sidewalk widths and material requirements throughout site.
8. Based on expected land uses and property development adjacent to these roadways, please confirm the thoughts for having this as a private ROW. Public ROW may make more sense and will be easier for utility layout.
9. Please continue curb and gutter to the end of roadway, on Road B in northeast of site.
10. Hatches on site plan are too similar please consider showing different hatches to improve differentiation.
11. Confirm required frontage improvements for quarry road based on TIA/trip generation

Sheet C4.00:

12. Please review and clean up contours for clarity, specifically on north end of Road A.
13. Drainage structures at the south end of Road B are not located at the low point. Please review and adjust accordingly.
14. Please confirm if a drainage easement is needed.
15. Please label all proposed structures in drawings.
16. City of Raleigh is to confirm sewer and water, but generally drainage structures are not allowed within their easements.
17. Please confirm if the intention is to provide additional submittals for each lot as they are developed.