

FLMENGINEERING

May 1, 2025

Michael Elabarger
Senior Planner
Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

Reference: PSP-25-01 1216 Rolesville Rd
Comment Response Letter – 2nd Review Comments

Dear Mr. Elabarger:

Per the comments received on April 5, 2025, please see the below comment responses and revised sketch plan and associated documents:

Planning Department

1. **Remove all the physical features planned for construction – Building footprints, parking lots, Greenway Trails – PSP is for division of land, establishment of public right-of-ways, and Easements primarily. This is NOT a construction (construct-from) plan, it is a conceptual, non-recordable, subdivision Plat. The Parking lots were part of the minimum parking review, but really should not be recorded as they are proposed improvements that will be fully detailed on CID plans. Thank you.**

Noted. Per our TRC review, we added a note to the site plan stating that physical features planned for construction are conceptual and will be finalized at construction drawing submittal.

Engineering

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.**

Revised per comment.

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.**

Revised per comment. Labels have been added to all sheets and the setback linetype color has been adjusted.

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.**

Noted.

- B. Please label whether the greenways will be public or private.**

Noted.

- 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.**

Noted. Will address items on CDs.

- D. Please label the material of all greenways, sidewalks and sidepaths.**

Noted.

- E. Consider pedestrian access to the non-residential lot, and if any crossings will be provided across Road 1.**

Noted.

- F. Top and bottom wall elevations, as well as the type of wall, will be required to be provided.**

Noted.

- G. Please provide spot elevations for pedestrian ramps to ensure ADA compliance.**

Noted.

- H. Confirm if the proposed greenway will have a cross-slope, as indicated on your typical cross-section.**

Noted.

COR Public Utilities

- 1. Previous comments have been Addressed. Raleigh will be requiring a downstream sewer capacity study because there are twelve 12" sewer segments downstream between Mitchell Mill Rd and Green Farm Ln that were not replaced with Raleigh's most recent CI Project along Harris Creek. Please also add (Note regarding this) as a Condition of Approval to the Cover Sheet.**

Revised per comment.

Please let me know if you have any questions or need any additional information.

Sincerely,



T. Chase Massey, PE

Principal

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