

MEMORANDUM

Date: July 2, 2024
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Hills at Harris Creek
PSP 24-03, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of the Preliminary Subdivision Plat submitted by Strong Rock Engineering Group, dated 05/30/24 (received 06/05/24).

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

Sheet C-1.0:

- 1) Add the following items to the site data table for the next submittal:
 - Current and proposed use
 - Current impervious
 - Watershed, River Basin
 - Parking data per use
 - Residential density and unit data per housing type
 - Total limits of disturbance on site and off site with sewer extension
- 2) Update the project number and submittal date moving forward to the appropriate PSP-24-03 and the date of the first submittal or revision date.
- 3) Please add parcel owner and applicant contact information with the engineer's contact information on the cover.

Sheet C-3.0:

- 4) Fix the overlapping text. See the markups.
 - a) This applies to multiple locations and multiple sheets throughout the plan set; the markups highlight some areas that we noticed.
- 5) The chart for the property lines is grayed back and it is making it difficult to read. Please adjust the plot style for legibility.
 - a) This comment also applies to Sheet C-4.0 and Sheet C-6.0.

- 6) Please clarify what WH-11 represents.
 - a) This comment also applies to Sheet C-4.0.
- 7) Add and label existing contours to the existing conditions plan.

Sheet C-4.0:

- 8) Call out the removal of the existing driveway in the southwest corner of the site.

Sheet C-5.0:

- 9) Typical Sections are required for all streets; please reference the Town's Standards Manual to help define the section and ensure everything fits within the proposed ROW.
- 10) The design for the eyelet off Street F differs from the concept plan and is something the Town would like to avoid. These eyelets don't meet true roadway standards or cul-de-sac standards and provide additional asphalt and maintenance.
- 11) The centerline radius for collector roads is 310' minimum and local roads are 230' minimum. Revise to meet these criteria.
- 12) A portion of the curve table has been cut off. C16-C20 are missing. Revise the viewport or table so the entire table is visible.
- 13) It is recommended to review the pedestrian crossing locations to avoid providing too many. Crossings on collector roadways should be signed and stripped per MUTCD requirements.

Sheet C-5.1:

- 14) Lot 54 will need to be revised or the power pole on the lot will need to be relocated.
- 15) Confirm if there is an existing easement for the overhead power line.
- 16) The minimum rear setback for single family residential is 25' per UDO section 6.2.1.2. This is typical for all lots.
- 17) Please confirm how the park east of Street A will be accessed.

Sheet C-5.2:

- 18) Will the high voltage overhead power line towers near Street B need a fence around them being so close to pedestrian areas? Are there existing fences? Verify what is existing and what will be required.
- 19) Add the existing house driveway and curb cut to the demolition sheet and remove the drive from the site plan sheets.
- 20) Please clarify the meaning of the "5 Minute Walk to Clubhouse" label north of Street C.
 - a) This comment also applies to Sheet C-5.3, northeast of the site.

Sheet C-5.3:

- 21) The adjacent property number 33 has the wrong property owner information. Verify all the adjacent property owners are labeled correctly.

Sheet C-6.1:

- 22) The drainage crossing lots 40 and 50 will require a drainage easement. Revise the plans to include this easement.

23) Add the right of way dimensions to the labels for each street in the utility plans.

- a) This comment applies to all sheets with road labels.

Sheet C-6.3:

24) Confirm that the offsite sewer extension will be a part of this plan. If so, an easement will be required, and the extension will need to be included in the limits of disturbance.

25) The proposed sanitary sewer from structure SSMH #35 to SSMH #34 is currently being shown outside of the proposed easement. Revise the sewer easement accordingly.

Sheet C-6.5:

26) Confirm if the fence east of the site is existing or proposed. If existing label as existing or provide details for the fence if it is proposed.

Sheet C-6.6:

27) Confirm pipe angles, size, inverts and structure size to confirm the layout at the storm structure adjacent to SSMH#72 will work.

Sheet C-6.7:

28) A public sewer easement will be required for the proposed sewer outfall.

Sheet C-7.1:

29) Confirm how the rear lot drainage along Mitchell Mill Road will get to the storm network inside Street B. Revise the storm network to collect this area.

30) ADA compliance will need to be met for the site with sidewalks, greenways and pedestrian ramps. Please keep this in mind with the grading.

31) If the mass site grading is to occur, building pads need to be shown, typ.

32) Please clarify/label what this linetype represents. Is this the outfall pipe for the SCM?

33) Use different line types for walls vs. match lines for clarity.

Sheet C-7.2:

34) Confirm Street E will have positive drainage.

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 C-1.0:

- A. Provide standard details. NCDOT details should be used for street and drainage. Wake County details should be used for erosion control and grading. City of Raleigh details should be used for sanitary and water.

Sheet C-5.0:

- B. All curb ramps will need to reference NDOT standard details in the site plans.

Sheet C-5.3:

- C. The dead-ends at the end of street F and Street H will require street signs; Consider the grading in this area and how to prevent off-site drainage.

- a. This comment applies to all street dead-ends.
- b. Greenway dead-ends need grading considered with how to manage drainage until a future connection.

Sheet C-6.1:

- D. CB casting should not be within driveways; adjust accordingly.

Sheet C-7.0:

- E. There is tremendous grade change across buildable areas for house lots. Please review and account for building pads if mass-grading is the intention.

Sheet C-7.1:

- F. Half of Mitchell Mill Road will be draining on-site toward the back of these lots. This area will need to be taken into account in your calculation during CD's
- G. The grading tie ins will need to be considered and depicted for curb cuts along Mitchell Mill Road.
- H. Additional wall elevations will be needed at CD level.

A general note for the plans: The page titles that show up in Bluebeam do not match the sheet page titles.