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MEMORANDUM

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

This memo summarizes the review of the Preliminary Subdivision Plat submitted by Strong Rock Engineering Group, dated 08/30/24 (received 09/05/24).

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 current impervious area to the Site Information Table.
- 2) Add the parking data/calculations to the Site Information Table.

Sheet C-5.0:

- 3) Confirm if the frontage improvements are along the entire length of Mitchell Mill Road.

Sheet C-5.1:

- 4) Confirm if the wetland near Lot 33 will remain; with the disturbance it will be impacted.
- 5) Revise the retaining walls so they do not encroach into the building footprint area. Confirm if an easement is needed or if the owner will be required to maintain the wall.

Sheet C-5.2:

- 6) Revise the label for the "Bike Lane" to call out to as a "Sidepath".

Sheet C-5.3:

- 7) The retaining wall along Lots 103 & 104 encroaches into the properties. Please confirm if an easement is needed.

Sheet C-5.4:

- 8) Fix the overlap of the viewport with the scale so the entirety of Lot 99 is visible on the plan.

Sheet C-5.5:

- 9) Lot 164 is not feasible for construction based on the shape, length and width. Please review and adjust accordingly.
- 10) The retaining wall along Lots 185, 186, 187 & 192 is inside the property limits. Please confirm if an easement is needed.

Sheet C-5.6:

- 11) The retaining wall along Lots 212 & Lots 218 - 221 is inside property limits. Please confirm if an easement is needed.

Sheet C-6.3:

- 12) The City of Raleigh doesn't usually allow storm sewer to run parallel with sanitary in their easement; please review the sewer layouts and easements and revise accordingly. City of Raleigh will provide final approval.

Sheet C-6.6:

- 13) Revise the drainage and access easement near SCM #8 to a 20' easement width.

Sheet C-7.1:

- 14) Culverts will be needed where the road crosses streams and ditches.
 - a) This comment also applies to Sheet C-7.5.

Sheet C-7.2:

- 15) The private driveway adjacent to Lots 3 & 4 appears to have a crown cross-section based on the grading. The cross-section on sheet C5.8 shows an inverted crown. Please revise accordingly for consistency.

Sheet C-9.2:

- 16) Update the sheet number on page 55 of 57 to C-9.2 to stay in order.

Sheet C-9.3:

- 17) Update the sheet number on page 56 of 57 to C-9.3 to stay in order.

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-6.1:

- A. Show sewer and water laterals to each property. Applicable for sheets C6.1-C6.6.

Sheet C-7.1:

- B. Since comments for grading are not being addressed until the geotechnical report, please address these comments at CDs, but recognize that the grading requirements may require the site to adjust to meet requirements:
 - a. ADA compliance will be needed for the site with greenways and sidewalks.

- b. Rear drainage will need to be addressed; if a swale extends over 2 lots or more, a drainage easement will be needed
- c. Building pads should be shown in grading if mass site grading is being proposed to address drainage between lots.
- d. Max slopes shall be 3:1
- e. Buffer and wetland impacts will need to be permitted

Sheet C-7.2:

- C. We have noted that you confirmed that this street has positive drainage to CB #37 and #36. Please include spot elevations and/or slope labels.