

## MEMORANDUM

Date: January 2, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Harris Creek Farms  
PSP-24-05, 2<sup>nd</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of Preliminary Plat submitted by QuanTech Engineering, dated 12/30/2024 (received 12/05/2024).

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 Preliminary Plat and have been identified separately than comments directly related to the Preliminary Plat submittal comments.

### Sheet 10:

1. Please fix the text overlap on Street C.

### Sheet 11:

2. Label the Gideon Drive cul-de-sac radii.
  - a. This comment applies to all cul de sacs within the plan set.

### Sheet 14:

3. According to the Town's Standards Manual, a collector street has 15' lane widths instead of 12'. Based on conversations during the August 2024 TRC meeting, we discussed having Street A (from Jonesville Rd to Gideon Dr) and Gideon Street (from Universal Dr to Street A) be collector streets. It was also discussed that a trip generation study could be done to reduce any of the potential collectors to local roads. Please clarify if the intent is for these roads to be local or collector roads, and correct the typical sections accordingly.

### Sheet 16:

4. Note 10 under the Grading and Stormwater plan notes should be removed from the PSP plan set. SCMs are to be designed at the CD level. The note should be revised at that time to provide SCM design and details of what needs to be constructed.

### Sheet 19:

5. While we recognize the grading detail is determined at CD level, some comments were made in the previous submittal to confirm that grading will not impact the site layout and/or lots. Please provide a response for each individual comment if there is a reason for not addressing them or provide clarity. I've copied over the relevant comments from the previous review and turned some of them green for CD/future submittal comments.
6. Confirm all grading does not exceed 3:1 slope. This comment applies to all grading plans.

Sheet 32:

7. If details are to be included in the PSP submittal, they need to be updated accordingly so it is not assumed they are "approved". Please update details to include Wake County details for all erosion control details.

Sheet 33:

8. Please show any grading or drainage improvements along Jonesville Road. We recognize there may not be any storm improvements but with a new sidewalk and pavement, please clarify what grading will occur. Is there any pavement removal or other demo or is existing pavement just being restriped? Will any milling occur or how will existing pavement/stripping be removed?

Sheet 34:

9. Please show any grading or drainage improvements along Mitchell Mill Road. We recognize there may not be any storm improvements but with new pavement, please clarify what grading will occur. Is there any pavement removal or other demo or is existing pavement just being restriped? Will any milling occur or how will existing pavement/stripping be removed?

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 15:

- A. During CDs, confirm additional/appropriate erosion control measures are provided at the wetlands.
- B. While Wake County will provide final approval of the erosion control plans, we wanted to be sure to note that it is recommended to break out these sheets like is done with the site plan and grading plan to provide more detail. Items to include are as follows: limits of disturbance, proposed contours; dimensions and/or details for erosion control measures; and grading for sediment basins. These will be required for CID approval.

Sheet 19:

- C. The grading at the greenway access off of the road is quite steep. Grading for the greenways will be required during CDs. Ensure the greenway section fits within the easement. Per the Standard Engineering Manual, a 10' greenway with 2' shoulders and 3:1 grading is required for public greenways and recommended for private greenways.
- D. Show grading for the parking lot off of Street C (and all proposed parking lots within the site). Show spaces and confirm ADA accessibility.

Sheet 21:

- E. Show grading for the bio-retention pond.