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## MEMORANDUM

Date: December 2, 2024  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Hills at Harris Creek  
PSP 24-03, 3<sup>rd</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of the Preliminary Subdivision Plat submitted by Strong Rock Engineering Group, dated 11/01/24 (received 11/04/24).

### Sheet C-1.0:

- 1) Some sheets identified on the Sheet Index were not submitted. Please either submit them for review or remove from the sheet index.

### Sheet C-6.01:

- 2) Please confirm if coordination has occurred with Duke or the Electric company about a retaining wall being within their easement.
- 3) Please clarify what the numbered labels are; some have been clouded in the markups for clarification of our comment.
- 4) Please label all easements public or private, along with the type of easement.
- 5) Confirm and label if the retaining wall easement is private or public.
- 6) Confirm if the 20' public drainage easement near Lot 40 is a drainage easement; it looks like a ROW. Delete the label if unnecessary.
- 7) Please clarify what the numbered labels with "SIGN" are.
- 8) Please confirm what the line represents adjacent to the retaining wall next to Lot 70 is; it seems to just end and not be tied into anything on the north side (south of the SCM); Label or delete the line.
- 9) Adjust the property building limits around the retaining wall easement line near Lot 61.

### Sheet C-6.2:

- 10) There appears to be overlapping public easements at SCM#1; these are not consistently shown throughout the plan set. Some show overlapping and some do not. Please be consistent throughout the plans.

Sheet C-6.3:

11) The retaining wall encroaches into the CORSSE easement near Lot 103. Please revise.

Sheet C-6.4:

12) Confirm if the HOA area near Lot 150 will be an easement; label appropriately.

Sheet C-7.7:

13) Revise the sheet to show the connection to the existing sanitary sewer; this was shown in the previous submittal.

Sheet C-8.1:

14) Show the temporary construction easement since grading is occurring outside of the property/ROW.

Sheet C-8.4:

15) Confirm the intent of what is to be constructed on the north end of Flatrock Ridge Street; the grading shown doesn't match/make sense with the proposed site linework shown.

Sheet C-9.2:

16) Review and adjust the landscaping for conflicts with utilities and driveways.

Sheet C-9.6:

17) Revise tree locations so they are not in the middle of the street of Magma Chamber Way.

18) A tree is currently on or near the retaining wall between Limestone Wall Lane and SCM#5. Revise as needed.

Sheet C-11.0:

19) Please clarify the intent of the Fire Plan sheets. Fire will need access down all streets not just the path shown in these Fire Plan sheets.

Sheet D1.0:

20) Due to the narrow pavement width for a 2-way section on the private driveway section, the Town encourages a 2' concrete flush curb to provide support of the pavement, and additional driving surface for fire and garbage access.

21) Please see the Town of Rolesville Standards Manual for the pavement section; specifically the top 3" lift shall be placed in 2-lifts.

22) Plantings are not allowed within the 5' strip; per the Standards Manual, this is a utility strip. A planting buffer will be needed behind the ROW/sidewalk.

23) Please see the Town of Rolesville Standards Manual for the pavement section.

24) Add a pavement section to the 62' ROW section.

25) Rename this sheet "Typical Cross Sections" so it matches the information displayed.