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MEMORANDUM

Date: **July 2, 2024**
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Reserve at Mitchell Mill
PSP 23-03, 3rd Submittal
Town of Rolesville, NC

This memo summarizes the review of the Preliminary Subdivision Plat submitted by Strong Rock Engineering Group, dated 06/04/24 (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 this submittal and have been removed from the markups.

Sheet C-5.0:

1. Update the sheet reference to the appropriate sheet number.

Sheet C-5.4:

2. Adjust sidewalk and sidepath on both sides of bridge so they do not just end.

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-5.0:

- A. Provide retaining wall details or label as designed by others for clarification.
- B. Confirm the style of curb and gutter for the site; consider if the curb style will change with single family vs townhome and if there will be driveway cuts; please include details accordingly.
 - a. Referencing the Town's Standard Manual will provide guidance to start.

Sheet C-5.1:

- C. Review the overhead power to confirm if there is an easement that could affect grading or layout.

Sheet C-5.7:

- D. Conditional zoning states a left turn lane shall be provided from Jonesville Rd onto Mitchell Mill Rd.

Sheet C-7.0:

- E. The storm drainage package review will be required during CDs and should include 10-year storm, gutter spread, pre-post maps, impervious maps, and Inlet DA maps. For any culverts, we will also review the 25-year storm.
- F. In efforts to collect drainage onsite for stormwater management, consider adding rear yard swales.
 - a. Roof drainage will also need collected and managed.
 - b. This comment applies to several areas and several sheets.

Sheet C-7.1:

- G. Plans show the drainage area behind Lots 155+ going to Jonesville Rd. NCDOT approval will be needed for this.
- H. During CD's show the lot drainage routes. When side or rear drainage is crossing two or more lots, drainage easements are required.
 - a. This comment applies to all grading and drainage sheets.

Sheet C-7.8:

- I. Continue the curb and gutter around this entire lot to prevent this area running off and add a structure to collect.

Sheet C-7.10:

- J. With the CD set, street and utility profiles will be required. Please make sure to include the following labels:
 - c. Minimum cover over pipe
 - d. Minimum separation between crossing pipes
 - e. Pipe sizes, lengths, and slope
 - f. Manhole labels including rim and inverts
 - g. Existing ground and proposed ground
 - h. Vertical curve lengths shall be in increments of 50'
 - i. K values and maximum street grades shall be defined by terrain classification per NCDOT Subdivision Roads Minimum Construction Standards

Overall project:

Think through phasing for the project that related to street and lot development, but also utilities and drainage/stormwater management. If phasing will be a part of this project, a phasing plan should be included, and phase lines should be reflected on all sheets so site improvements and utilities can be confirmed for constructability.