

MEMORANDUM

Date: March 21, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Harris Creek Farms
PSP-24-05, 3rd Submittal
Town of Rolesville, NC

This memo summarizes the review of Preliminary Plat submitted by QuanTech Engineering, dated 02/28/2025 (received 03/06/2025).

All remaining comments are items that can be completed at construction drawings, but please review them and if any comments will impact overall layout, lot sizing, open spaces, etc., please adjust them at this time for final approval of the PSP.

Sheet 19:

- A. Confirm there is no conflict between the existing electrical pole near the proposed sidewalk (near the intersection of Street C and Gideon Drive). Relocate electrical pole if necessary.
- B. If retaining walls are located within private property limits, show maintenance easements (unless they are to be maintained by private owners).
- C. A large majority of the backside of several lots is not being captured and treated within the proposed SCMs. Please confirm this is intentional. Wake County will review and provide stormwater permitting approval at CID level, but we are providing comment at this level to confirm the storm system and pond sizing is correct for the intended purposes.

Sheet 21:

- D. The proposed greenway near the connection to Street A has a design slope of 7.8%. The Town strives to have all greenways ADA compliant when possible. Per the Town's Standards Manual, the maximum longitudinal slope shall be 5% for ADA compliance. If topography necessitates grades in excess of 5%, guidelines from the Manual will need to be followed.

Sheet 26:

- E. Street light/poles should be located behind the sidewalk. Revisions can occur during CID level.

Sheet 33:

- F. On the Jonesville Road Grading & Drainage Plan, confirm the intent of the proposed storm drain on the north end of the road. The pipe appears to truncate without an inlet. Please clarify if there will be a drainage inlet or yard inlet at the start of the pipe.
- G. At the outlet end of the Jonesville Road drainage pipe, please confirm the intent. If this pipe will have an FES, please show and label on the plan.