



MEMORANDUM

Date: June 30, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Reserve at Mitchell Mill
CID-24-04; 4th Submittal
Town of Rolesville, NC

This memo summarizes the review of Construction Plans for Reserve @ Mitchell Mill submitted by Strongrock Engineering, dated 06/02/2025 (received 06/04/2025).

Due to the number of revisions to the storm and streets, the plans were reviewed as a fresh set for the Grading and Drainage plan sheets, and the Street – Plan & Profile sheets. An updated stormwater package needs to be submitted for review prior to approval of the construction drawings.

Sheet C-9.1:

1. It appears water will sheet across the intersection of Soundgarden Court and Jonesville Road, and head south. Please confirm there is no catch basin needed on the south side of the intersection.
2. Please confirm if CB#121 and CB#122 are needed, due to being near the high point, on Soundgarden Court.
3. Please confirm if the drainage easement east of Future Days Way continues north, between Lots 173, 174, and 175; the easement linework gets lost in the contours and property lines.
4. Please confirm if CB#139 is necessary; it doesn't appear it will collect much drainage.
5. Please confirm if both CB#112 and CB#115 are needed in such close proximity.

Sheet C-9.2:

6. Please confirm if CB#239 is needed, due to being near the high point on Supersonic Way.
7. Please confirm if the drainage easement existing behind Lot 82; the easement linework gets lost in the contours and property lines.

Sheet C-9.3:

8. Please confirm the design intent is being met with the steep grades for a playground area at the small IPEMA playground.
9. Ensure the slope at the intersection of Lukin Lane and Lightning Bolt Lane allows for an ADA compliant crosswalk.

Sheet C-9.8:

10. Please confirm the drainage easement that is labeled behind Lot 70 is still required.

Sheet C-11.0:

11. Ensure the crosswalk at Yellow Moon Court and Pendulum Street allows for ADA compliance.
12. The Town of Rolesville standards call for 50' increments for vertical curve lengths. This was previously met on the plans; please review all profiles and adjust accordingly.
 - a. This comment applies to multiple sheets.
13. The revisions of Pendulum Street created steeper grades which will no longer allow for ADA compliant sidewalks. The grade near Station 12+00 was previously less than 5% and is not greater than 6%; please review and adjust accordingly.
 - a. The adjustment from ADA compliant grades to non-ADA compliant grades has occurred on several streets and this comment applies to several sheets. Please see markups.
14. The proposed grade of McCready Court does not allow for ADA compliant sidewalks adjacent to the street. Please review.
 - a. This occurs on several streets, and this comment applies to several sheets. Please see markups.

Sheet C11.7:

15. Please show the culvert crossing in both the plan and profile views, near Station 18+00; it was previously shown.
16. A bridge is shown here, but is not indicated on the plan view on any sheets. Please show and label the bridge on all applicable sheets in plan view so it is easy to see and clear the extents.

Sheet C11.15:

17. The profile slope at Jonesville Road is shown to be 5.79%; please confirm this is correct since it seems steep for a cross-slope.
18. The slope off Jonesville Road for Cornell Garden Street is shown as 4.88%. This will not allow for an ADA compliant pedestrian crossing at this intersection. Please review and adjust accordingly.
19. The slope at the end of Cornell Garden Street, approaching Soundgarden Court is shown to be 4.27%. This will not allow for an ADA compliant pedestrian crossing at this intersection and seems like a steep cross-slope for Soundgarden Court. Please review and adjust accordingly.

Sheet C11.45:

20. Per the Town's Standards Manual, a 10' concrete pad will be required on each side of all boardwalks.
 - a. This comment applies to several sheets. Please see markups.

Sheet C13.1:

21. Please include speed limit signs within the neighborhood.

Sheet D-1.2:

22. The City of Raleigh Trail Section Detail contradicts the Town's standards and the detail shown on D-2.0. Please remove the City of Raleigh detail.
23. The Town of Rolesville had boardwalk standards that should be followed in place of the City of Raleigh detail. Please check the Town's Standards Manual to confirm no contradictions, and to include the appropriate information on the plans.

NOTE: Bridge plans are still under review and comments will be provided when available.