



## MEMORANDUM

Date: June 26, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Hills at Harris Creek  
PSP 24-03, 5<sup>th</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of the Preliminary Subdivision Plat submitted by Strong Rock Engineering Group, dated 05/01/2025 (received 06/18/2025).

Due to the revised layout of the site, this submittal was reviewed as a fresh set and new comments were generated. We recognize the CID is also in cycle for review, but the comments below directly impact the layout of the site and need to be addressed with the PSP, as well as the CID.

### Sheet C-6.1:

1. The Town does not want or support the “eyebrow” or “bubbles”. This is new on Street A and was not included in the previous 2 submittals, nor the concept plan. This should be revised.

### Sheet C-6.2:

2. The section of Pluton Ridge Drive at Mitchell Mill Road is wider than the adjacent streets and has increased since the last submittal. Please explain why there is a need/requirements to have this section of street wider than the adjacent streets.

### Sheet C-6.5:

3. Please confirm why the sidewalk ends and has a missing section between Limestone Wall Lane. It was previously continuous.

### Sheet C-8.1:

4. Swales that extend over 2 or more lots require a drainage easement or a structure.
5. The building pads should be reflected in the grading.
  - a. This comment applies to multiple lots, and multiple sheets.

### Sheet C-8.2:

6. Confirm the intent for the drainage pattern in the area behind Lots 1-6. As water is sheet flowing to the north, how is it drainage at the driveways? Consider adding a swale/culvert as needed.

### Sheet C-8.4:

7. Confirm the drainage design intention for the 200+ feet of the dead end of Flatrock Ridge Street. How is the water being managed before leaving the site?

Sheet D-1.0:

8. The street trees should not be planted right next to the sidewalk to account for growth and the root system in the future. Please adjust.
9. Rolled curb is called out on Typical Section 2, but standard curb is shown. Please adjust so they align.