



## **MEMORANDUM**

Date: September 3, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Reserve @ Mitchell Mill Commercial  
CID-25-06 | 1<sup>st</sup> review  
Town of Rolesville, NC

This memo summarizes the review of site development plans submitted by Strong Rock Engineering Group, dated August 1, 2025 (received August 5, 2025).

### Sheet C1.0

1. Include the Watershed and River Basin information in the Site Information table.
2. Please include the professional seal and signature on all sheets.
3. Update the submittal number (CID-25-06).

### Sheet C2.0

4. Include the square footage and number of stories for all existing buildings.

### Sheet C3.0

5. Review the one-way traffic aisle width requirements per LDO Section 6.4.4.
6. Please provide a signing and striping plan or label signs and striping.
7. Provide the building use and the number of stories for all proposed structures.
8. Please include details for all ADA crosswalk bumps.

### Sheet C5.0

9. Please provide more scaled-in views for the grading plan and include spot elevations and more details. Currently, it is very hard to confirm all drainage is being captured by the drainage system and not creating low points. Specifically, parking lots and pedestrian ramps should provide spot elevations. Pedestrian ramps and sidewalks should be ADA compliant.
10. Retaining walls over 4' should have fall protection. Please provide details for north and east perimeter of site.

11. Please provide spot curb grades or longitudinal grades where not currently labeled to ensure positive drainage within the site.
12. Consider combining your drainage and grading plans to clearly show the drainage patterns and system.

#### Sheet C6.0

13. Label the intended pipe material, lengths, and sizes for storm drainage.
14. Drainage is being pushed across the road based on the slope (NW of site). Confirm if the location indicated is an appropriate location for the proposed catch basin.
15. Confirm where the perforated pipe on northeast end of the site is draining to.
16. Please include the type of grate/cover to be used on each structure. Include details for the structure types to be used on site.

#### Sheet L1.0

17. Tree plantings appear to be located within the sight triangle; please revise to maintain required visibility per the LDO.
18. Loading zones must be screened per the LDO requirements.

#### Sheet D2.0

19. Please clarify the type of curb to be used and label the type of curb on the site plan.

#### Sheet D2.1

20. Detail 848.06 does not appear to be relevant to this site. Please consider removing it.
21. Detail 1205.07 does not appear to be relevant to this site. Please consider removing it.
  - a. Please refer to the Town of Rolesville standard design manual for crosswalk requirements and include notes/ labels on the site plan. A signing and stripping plan is preferred to prevent the site plan from becoming too cluttered from multiple signing and stripping locations.
22. Please confirm where the barricades from Detail 1145.01 are located. If they are not to be used, please consider removing the detail.