



April 1, 2025

Rolesville Planning Department  
c/o Jaqueline Thompson, PE  
211 S. Main Street  
Rolesville, NC 27571

Subject: **Merritt Property, PSP-24-07 1<sup>st</sup> Submittal**  
**Preliminary Plat 4/2024– Comment Response Letter**

Dear Jaqueline,

Please find below the review comments received dated March 5, 2025

#### **Cover**

1. Sheets CT-200 through CT-401 are not required for the PSP submittal. They will not be fully reviewed until the Construction Drawings are submitted. You can leave the sheets in, or you can remove them from the next submittal.  
***Response: Plan and profiles for Fowler Road were included to ensure that the vertical and horizontal design are acceptable. Due to the steep existing grade, any vertical changes along Fowler Road will alter the design for the entire site.***
2. Include tree coverage data in the Overall Site Data table or include a note as to where to find the information.  
***Response: Existing tree coverage data has been added to the Overall Site Data table.***

#### **Sheet CS-100**

3. It appears that the road sections are the same sections shown on sheet CS-200. Including the same information in two places is repetitive; consider deleting them from sheet CS-100.  
***Response: The road sections have been deleted from sheet CS-100.***
4. Please indicate where the open space areas are located on plan view by labeling with the naming convention ("OS-1", "OS-2", etc).  
***Response: Labels have been added to the plan view following the naming convention specified.***
5. Some of the font sizes are quite small and very difficult to read, please consider making it larger for legibility.

***Response: The label sizes have been adjusted for clarity.***

6. Existing tree lines are showing throughout this plan. However, if trees are cleared for construction, the existing tree line should be removed from the plan.

***Response: Existing treelines have been frozen.***

#### **Sheet CS-101**

7. Light poles are shown in the planting strip between the curb and the sidewalk. All light poles should be located behind the sidewalk. Please revise.

***Response: Light pole locations have been moved so that they are behind the sidewalk.***

8. There is an existing wetland area that is shown on the utility sheets (and was shown on the site plan in the first submittal) that is now missing from the site plan sheet. Please confirm the wetland disturbance is/will be permitted. Please show (or not show) the wetland area consistently across all proposed plans based on the intended construction and whether the wetland will exist or not once infrastructure is built.

***Response: The wetlands have been removed from all plans.***

9. Thank you for labeling the sidewalk and side path dimensions. However, only width dimensions are necessary. Please revise accordingly.

***Response: The dimensions have been revised.***

10. The public drainage easement should extend around the proposed SCMs for access and maintenance. If the dark dashed line is intended to be the easement, please label it and/or adjust the line type to match the other public drainage easements.

- a. This comment applies to all SCMs.

***Response: Easements have been added to all SCMs and have been labeled.***

#### **Sheet CS-104**

11. Provide a temporary construction easement required for the hammerhead demolition and road tie-in along Lineage Place.

***Response: A Temporary easement has been added.***

12. Since the hammerhead at the property line will be removed as part of the proposed Merritt Reserve subdivision construction, please add a note to clarify the intent.

***Response: A note stating to remove the hammerhead has been added.***

13. Please add a note or call out providing further details about the adjacent subdivision this plan ties to (subdivision name, plan number, by others, etc).

- a. Depending on the status of the adjacent subdivision, it may need to be shown on the existing conditions sheet.

***Response: A note has been added to the plans stating the adjacent subdivision is "The Point".***

**Sheet CS-105**

14. Provide a temporary construction easement required for the adjacent subdivision at the Jocund Street tie-in.

***Response: A Temporary easement has been added.***

15. Please add a note or call out providing further details about the adjacent subdivision this plan ties to (subdivision name, plan number, by others, etc).

***Response: A note has been added to the plans stating the adjacent subdivision is "The Point".***

**Sheet CS-106**

16. Please revise the easement or buildable area limits so there is not an overlap.

***Response: Easements have been adjusted to be outside the buildable area.***

**Sheet CS-107**

17. Please add a note or call out providing further details about the adjacent subdivision this plan ties to (subdivision name, plan number, by others, etc).

***Response: A note has been added to the plans stating the adjacent subdivision is "The Point".***

18. Since the hammerhead at the property line will be removed as part of the proposed Merritt Reserve subdivision construction, please add a note to clarify the intent.

***Response: A note stating to remove the hammerhead has been added.***

19. Provide a temporary construction easement required for hammerhead demolition and road tie-in along Fetching Place.

***Response: A Temporary easement has been added.***

20. The 20' Public Drainage Easement shown at the intersection of Fetching Place and Fowler Road ends abruptly. Revise accordingly.

***Response: Easement line has been adjusted.***

21. The Proposed 30' Streetscape Buffer dimension arrows do not align with the hatch. Revise accordingly.

***Response: The dimension arrows have been changed.***

**Sheet CS-108**

22. The 30' Public Utility Easement appears to be cut short. Additionally, there appears to be a drainage easement in this area as well (shown on other plan sheets). Please revise so all plan sheets show the easements consistently.

***Response: The easement has been updated.***

**Sheet CU-100**

23. Show the proposed greenway with darker lines throughout plan set to portray it as proposed versus existing.

***Response: The greenway line color has been updated.***

**Sheet CU-101**

24. Show storm drain piping in gray scale on utility sheets.

***Response: All storm pipes are now gray.***

25. Revise the driveway linework so it matches up with house placement at the end of Road M.

***Response: Driveways have been updated.***

26. There appear to be two water line laterals to lot 5. Please revise.

***Response: The extra lateral has been removed to this lot.***

27. Confirm the wetland disturbance is permitted. Since this wetland area will be disturbed as part of the construction, it does not need to be shown in the proposed plans. Please show (or not show) the wetland area consistently across all proposed plans.

***Response: Wetlands have been removed from this sheet.***

28. Confirm the sanitary sewer line alignment that cuts across the commercial/retail parcel does not impact the development plan of the parcel.

***Response: The sanitary line has been adjusted to end at the property line so as not to impact the development.***

29. The proposed sanitary sewer line that extends beyond Road C will need an easement. Please add.

***Response: An easement has been added to the proposed sanitary sewer.***

**Sheet CU-102**

30. Please revise the easement or buildable area limits so there is not an overlap on lot 272.

***Response: Easement has been updated to not overlap the buildable area.***

31. On lot 178, the building and driveway do not align. If the driveway is moved, the water/sewer services will also need to be relocated. Revise accordingly.

***Response: The driveway has been adjusted.***

**Sheet CU-105**

32. Label the existing water line size that Jocund Street water line ties to.

***Response: A label has been added to the existing line.***

33. There is an easement shown on lot 316 that overlaps the proposed building. Revise accordingly.

***Response: The easement has been removed due to drainage changes.***

34. Label the existing water line size that Strips Drive water line ties to.

***Response: A label has been added to the existing line.***

#### **Sheet CU-106**

35. Label the existing water line size that Lineage Place ties to.

***Response: A label has been added to the existing line.***

#### **Sheet CU-107**

36. Label the existing water line size that Fetching Place ties to.

***Response: A label has been added to the existing line.***

37. There appear to be easement lines within Road J. Please confirm if these are easement lines. If they are, they need to end at the Right-of-way.

***Response: The easement has been updated.***

#### **Sheet CU-108**

38. There is a dimension call out adjacent to Fowler Road. Please confirm what this dimension is measuring.

***Response: The dimension is no longer needed, it has been removed.***

39. Show a drainage easement for the storm drain that ultimately discharges to SCM 5B.

***Response: Easement has been added.***

40. Show the proposed greenway with darker lines throughout plan set to portray it as proposed versus existing.

***Response: The greenway's color has been adjusted.***

41. Utility easements need to be shown for all proposed sanitary sewer outside of the road right-of-way. There is a long stretch of trunk sewer line that appears to be proposed that does not have an easement. Please confirm and revise as needed.

***Response: A sewer easement has been added to this section of sanitary sewer line.***

#### **Sheet CG-101**

42. No catch basins are proposed at the low point along Road M. Add catch basins and/or confirm how this storm drainage will be captured.

***Response: Catch basins have been added along this road to collect the drainage***

43. Confirm that the catch basin drains in Road C near SCM 4B are at the low point.

***Response: Catch basins here are at the low points***

44. If the dark dashed line around SCM 4B is intended to be the Public Drainage Easement it should break where the storm drainage easements tie into it. This is typical for all SCMs.

***Response: Easements have been updated to coincide with the ponds and storm easements.***

45. The title block is missing from this sheet.

***Response: This has been fixed.***

#### **Sheet CG-102**

46. No catch basins are proposed at the low point along Fowler Road. Add catch basins and/or confirm how this storm drainage will be captured.

***Response: Catch basins have been added along Fowler Road to control the drainage.***

47. Confirm how storm water will be captured within Fowler Road. There is no storm drainage shown.

***Response: Catch basins have been added along Fowler Road to control the drainage.***

#### **Sheet CG-103**

48. The dark dashed line around SCM 1B does not match the shape of the SCM. If this is meant to be the Public Drainage Easement, please revise. If not, delete.

***Response: Easement has been updated for the shape of the pond.***

49. No catch basins are proposed at the low point along Road G. Add catch basins and/or confirm how this storm drainage will be captured.

***Response: Catch basins have been added to low points to account for drainage.***

#### **Sheet CG-104**

50. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.

***Response: Existing grading in this area has been updated to reflect the adjacent property development.***

#### Sheet CG-105

51. Road B grading appears to not follow a crown section for the entirety of the road. Please revise the grading accordingly.

***Response: Grading in this area has been revised to improve drainage.***

52. No catch basins are proposed at the low point along Strips Drive. Add catch basins and/or confirm how this storm drainage will be captured.

***Response: Catch basins have been added to low points to account for drainage.***

53. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.

***Response: Existing grading in this area has been updated to reflect the adjacent property development.***

#### Sheet CG-106

54. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.

***Response: Existing grading in this area has been updated to reflect the adjacent property development.***

55. Confirm the catch basins within Road B are at the low point.

***Response: Catch basins have been added to low points to account for drainage.***

#### Sheet CG-107

56. The “existing grading” shown on the adjacent properties appears to be old existing grading with proposed grading from that subdivision overlaid. This is confusing. Revise to make this grading easier to follow.

***Response: Existing grading in this area has been updated to reflect the adjacent property development.***

57. Catch basins at the intersection of Fowler Road and Fetching Place are not shown within the curb. Revise accordingly.

***Response: Catch basins have been added to low points to account for drainage.***

#### Sheet CG-107

58. The dark dashed line around SCM 5A does not match the shape of the SCM. If this is meant to be the Public Drainage Easement, please revise. If not, delete.

***Response: Easement for this pond has been adjusted to fit the pond.***

**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 CG-101:**

- A. While we understand the grading at this stage is preliminary, it does appear that retaining walls will likely be necessary in several areas (and between lots). Please confirm proposed site layout will work with the grading shown. Final grading will be reviewed during CID submittal review process.

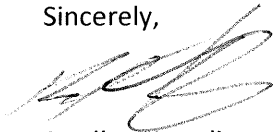
***Response: Noted***

**Sheet CG-104:**

- B. Label all proposed retaining walls with top of wall and bottom of wall elevations.

***Response: Noted***

Sincerely,



Bradley Haertling  
Civil Engineering Department Manager  
American Engineering Associates – Southeast, PA