



June 7, 2024

Michael Elabarger  
Assistant Planning Director  
Town of Rolesville  
502 Southtown Circle  
Rolesville, North Carolina 27571

V3

RE: Construction Drawing Review – Prestleigh Amenity Center **SDP-24-02**  
SDP-24-02

Dear Michael:

Thank you for your review of the referenced project. Please accept our revisions from comments issued on June 1, 2024. Comments to the items in question are as follows:

**Planning and Zoning – Planning Staff and WithersRavenel:**

1. Continue to Provide a Written Response to ALL comments.

**TNC Response: Noted and presented herein.**

2. Continue to Add revision dates to all submittal materials.

**TNC Response: Noted and provided within the plan set (see Cover and title block on all sheets).**

3. UDO 14.6.6., Required Landscape Buffer -- A "10 B" Buffer is required adjacent Lot 94, 441 Shorthorn, PIN 1850907218 – Staff observes that Sheet L1.0 notes the 10' Buffer, and that the entirety of the Buffer area is encumbered by a COR 30' SS Easement, which precludes putting plantings in it. Add a specific Note on this sheet that explains WHY there are no plantings in the Required 10' Type B Buffer adjacent PIN 1850907218 so that it is clear why this will end up being a vacant 30'+ wide area of grass and not a vegetated buffer area.

**TNC Response: A specific note has been added to the Landscape Plan (L1.0) as requested.**

4. Landscape Plan (Sheet L1.0) - Please revise the typical buffer plantings cross section as it differs from what is being provided; A type B1 (10') wide buffer is what is being provided.

**TNC Response: The typical Type 'B' buffer cross section has been revised on L1.0 to show a 10' buffer width as requested.**

**Parks and Recreation – Eddie Henderson:**

1. Revise/remove Privet from the landscape plan, which is considered by the State of North Carolina to be a severe threat invasive plant, and replace w native species - [https://nc-ipc.weebly.com/uploads/6/8/4/6/6846349/invasive\\_plant\\_list\\_-\\_ranked\\_-\\_2023-11-16.pdf](https://nc-ipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_-_ranked_-_2023-11-16.pdf).

**TNC Response: The Privet planting has been removed and revised to a Dwarf Burford Holly.**

**Engineering – Brian Laux/Jacque Thompson:**

Sheet C1.0:

1. Add metes and bounds for the entire property line.

**TNC Response: Metes and bounds have been added to the property lines on both the Existing Conditions Plan (C1.0) and the Site Plan (C2.0).**

2. Label OH line work and the associated easement. This comment applies to all sheets

**TNC Response: The existing overhead utility line and the existing 50' Powerline Easement have been labeled on all sheets.**

3. Add the contour labels back into the plans.

**TNC Response: The contour labels are now shown as requested.**

4. Label line shown – if right-of-way, change line type in legend to match.

**TNC Response: The right-of-way line has been labeled on the plan sheet and the line type now matches the legend.**

5. Existing utilities should be grayscale.

**TNC Response: Existing utilities have been screened as requested.**

6. Add right-of-way width, all streets, all sheets.

**TNC Response: All street right-of-way widths are now labeled on all sheets as requested.**

7. Add adjacent property owner information for all adjacent properties. Include owner name, property PIN, Deed book page number, zoning and land use.

**TNC Response: Adjacent property owner information has been added to the plans.**

8. Label right-of-way lines on plan. Line types on legend should match plan.

**TNC Response: The right-of-way lines have been labeled on the plan sheets and the line type now matches the legend.**

Sheet C2.0:

9. Adjust the scale of the setback line so the line type appears per legend.

**TNC Response: The setback line scale now matches the legend.**

Sheet C3.0:

10. Show the property line darker like was done on previous sheets. This comment also applies to Sheet C4.0.

**TNC Response: The property line is now shown darker on all sheets.**

11. General Utility Notes should be revised to account for this project. Remove all notes that do not apply.

**TNC Response: The General Utility Notes have been revised to only notes that apply to this project.**

12. Label the location of irrigation sleeves or delete the note if there are none.

**TNC Response: The irrigation sleeve note has been removed.**

Sheet C4.0:

13. The grading is shown extending out of property limits. Adjust the grading to remain within property limits for this project.

**TNC Response: The grading has been shown to remain within the property limits for this project.**

14. OH Easement lines should be grayscale. Label the OH and associated easement.

**TNC Response: The OH Easement lines have been screened as requested. The OH line and easement have also now been labeled.**

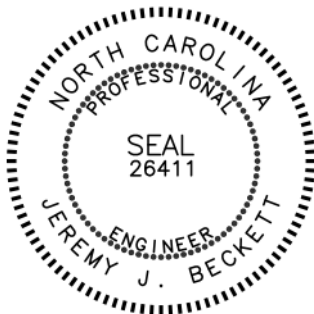
**Wake County Watershed Management – Janet Boyer:**

1. V2 – As w V1, No comments were received; contact Wake County or advise Town Staff of the SEC/SWF permit(s) that relate and cover this project.

**TNC Response: A land disturbance permit was issued by Wake County for this project under S&E Permit # SEC-048926-2020, based on plans prepared by others, which encompassed the entirety of the disturbed for this project site.**

Please let me know if you have any questions and/or require any additional information.

Sincerely,  
***The Nau Company, PLLC***



A handwritten signature in blue ink, appearing to read "JJB", with a long horizontal line extending to the right.

Jeremy J. Beckett, PE  
Senior Project Engineer  
[jbeckett@thenauco.com](mailto:jbeckett@thenauco.com)