



## **MEMORANDUM**

Date: June 26, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Tucker Wilkins Tract  
PSP-23-01, 5<sup>th</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of Preliminary Subdivision Plat submitted by American Engineering, dated 05/22/2025 (received 06/04/2025).

### Sheet 3.1

1. Linework that was shown in previous submittals has been removed from this submittal. Please add back in the following to the plan set:
  - a. Cross walk striping
  - b. Parking lot striping and dimensioning
  - c. Building footprints
  - d. Driveways

### Sheet 4.0

2. It is understood that site grading will be further detailed in the CID submittal but the grading in the PSP should reflect the minimum grading requirements to ensure the lots, layout, and grading will work as well as ensuring that any easements that will be required are being accounted for and can fit within the site. Please ensure that all grading will comply with 3:1 of flatter grades, building pads are being reflected, positive drainage is being accounted for and all storm structure/pipe or swales are being included in easements.

### Sheet 4.1

3. For the PSP submittal, please adjust the grading to reflect the parking lot off of Private Street D and the green space accordingly.
  - a. For the CID submittal, please provide grading and drainage for the parking lot located off of Private Street D.

### Sheet 4.3

4. Provide drainage easements for swales that span two or more properties.

### Sheet 5.0 – 5.3

5. Show the sewer and water services and confirm there are no conflicts with storm.

### Sheet 6.0 & 6.1

6. Please ensure that all grading complies with 3:1 or flatter grades and that building pads are accounted for in the grading for Lot 1.