



Real People. Real Solutions.

418 South Dawson Street
Raleigh, NC 27601

Phone: (919) 719-1800
Bolton-Menk.com

MEMORANDUM

Date: April 28, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Tucker Wilkins Tract
PSP-23-01, 4th Submittal
Town of Rolesville, NC

This memo summarizes the review of Preliminary Subdivision Plat submitted by American Engineering, dated 04/01/2025 (received 04/04/2025).

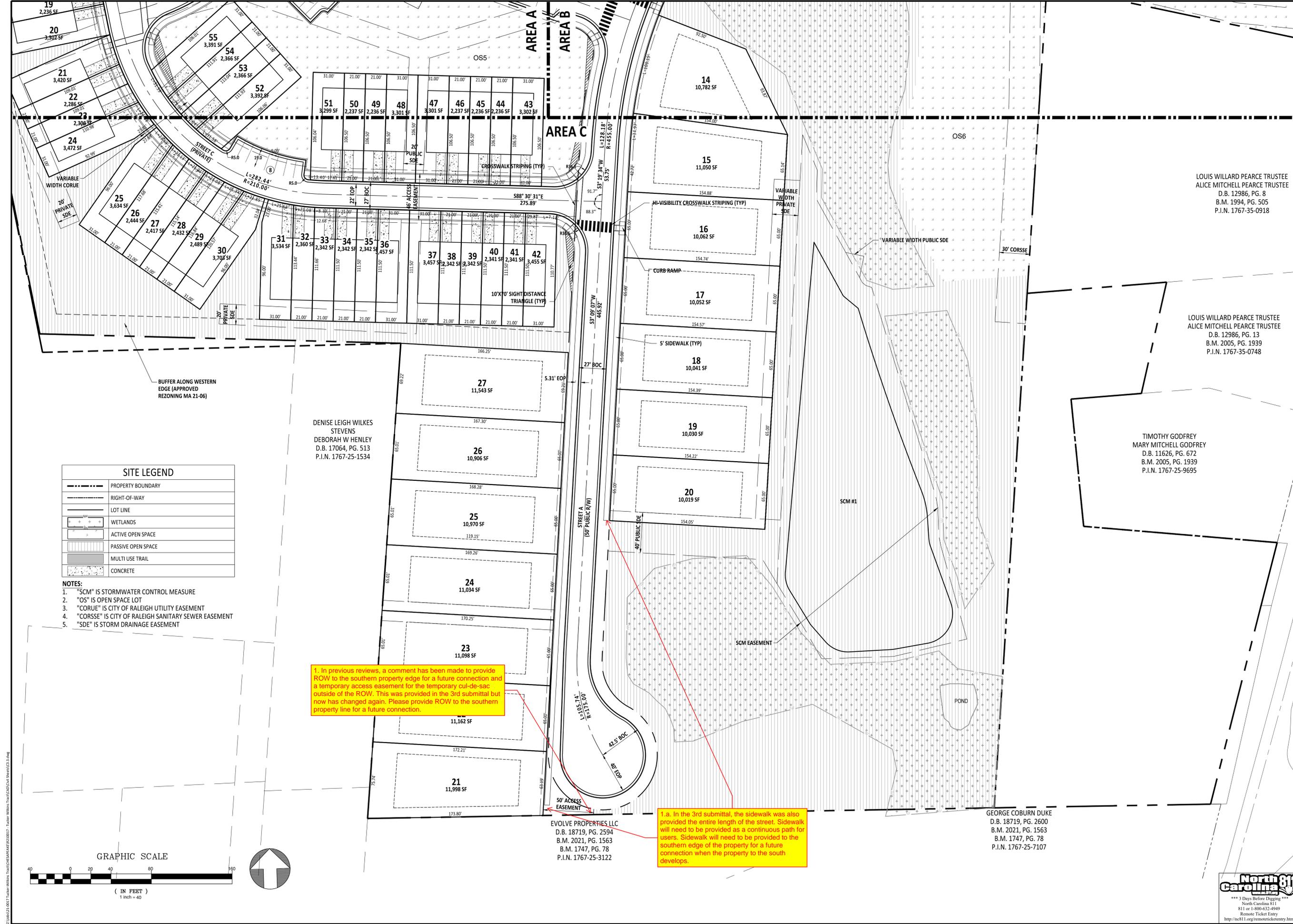
We recognize some of the comments are related to the construction drawings and not necessarily a preliminary plat, however we believe it is prudent to provide these comments early in the process; these comments are not required for approval of the Site Plan and have been identified separately than comments directly related to the Site Plan submittal comments.

Sheet 3.3:

1. In previous reviews, a comment has been made to provide Right-of-Way to the southern property edge for a future connection and a temporary access easement for the temporary cul-de-sac outside of the ROW. This was provided in the 3rd submittal but has since been updated. Please provide Right-of-Way to the southern property line for a future connection.
 - a. In the 3rd submittal, the sidewalk was also provided the entire length of the street. Sidewalk will need to be provided as a continuous path for users. Sidewalk will need to be provided to the southern edge of the property for a future connection when the property to the south develops.

Sheet 6.0:

2. Due to the connection to the existing concrete, the Town requests that the 10' side path and transition use concrete rather than asphalt to eliminate transitioning back and forth between materials.



LOUIS WILLARD PEARCE TRUSTEE
 ALICE MITCHELL PEARCE TRUSTEE
 D.B. 12986, PG. 8
 B.M. 1994, PG. 505
 P.I.N. 1767-35-0918

LOUIS WILLARD PEARCE TRUSTEE
 ALICE MITCHELL PEARCE TRUSTEE
 D.B. 12986, PG. 13
 B.M. 2005, PG. 1939
 P.I.N. 1767-35-0748

TIMOTHY GODFREY
 MARY MITCHELL GODFREY
 D.B. 11626, PG. 672
 B.M. 2005, PG. 1939
 P.I.N. 1767-25-9695

DENISE LEIGH WILKES
 STEVENS
 DEBORAH W HENLEY
 D.B. 17064, PG. 513
 P.I.N. 1767-25-1534

GEORGE COBURN DUKE
 D.B. 18719, PG. 2600
 B.M. 2021, PG. 1563
 B.M. 1747, PG. 78
 P.I.N. 1767-25-7107

EVOLVE PROPERTIES LLC
 D.B. 18719, PG. 2594
 B.M. 2021, PG. 1563
 B.M. 1747, PG. 78
 P.I.N. 1767-25-3122

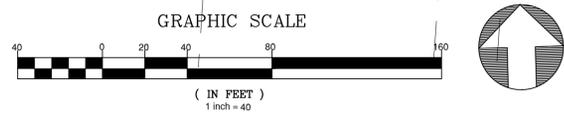
1. In previous reviews, a comment has been made to provide ROW to the southern property edge for a future connection and a temporary access easement for the temporary cul-de-sac outside of the ROW. This was provided in the 3rd submittal but now has changed again. Please provide ROW to the southern property line for a future connection.

1.a. In the 3rd submittal, the sidewalk was also provided the entire length of the street. Sidewalk will need to be provided as a continuous path for users. Sidewalk will need to be provided to the southern edge of the property for a future connection when the property to the south develops.

SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

- NOTES:**
- "SCM" IS STORMWATER CONTROL MEASURE
 - "OS" IS OPEN SPACE LOT
 - "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT
 - "CORSSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT
 - "SDE" IS STORM DRAINAGE EASEMENT



NO.	DATE	REVISION:

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

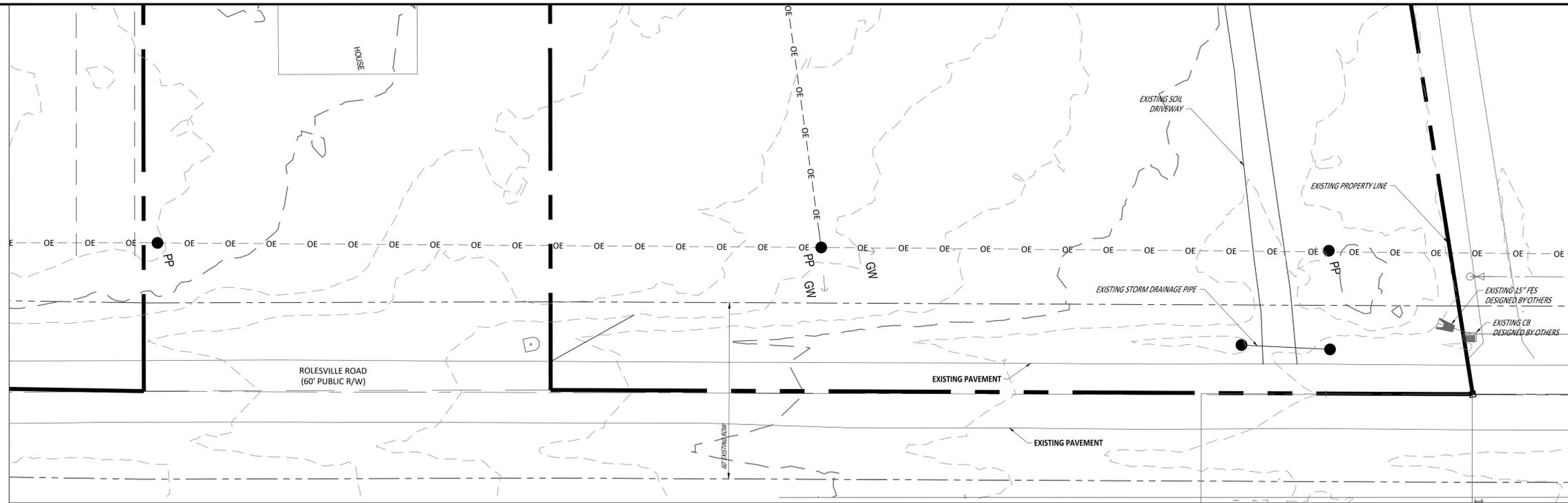
Preliminary Plat for
 Tucker Wilkins Tract
SITE PLAN AREA C
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025

SHEET TITLE:
SITE PLAN AREA C
 SHEET NO.:
3.3

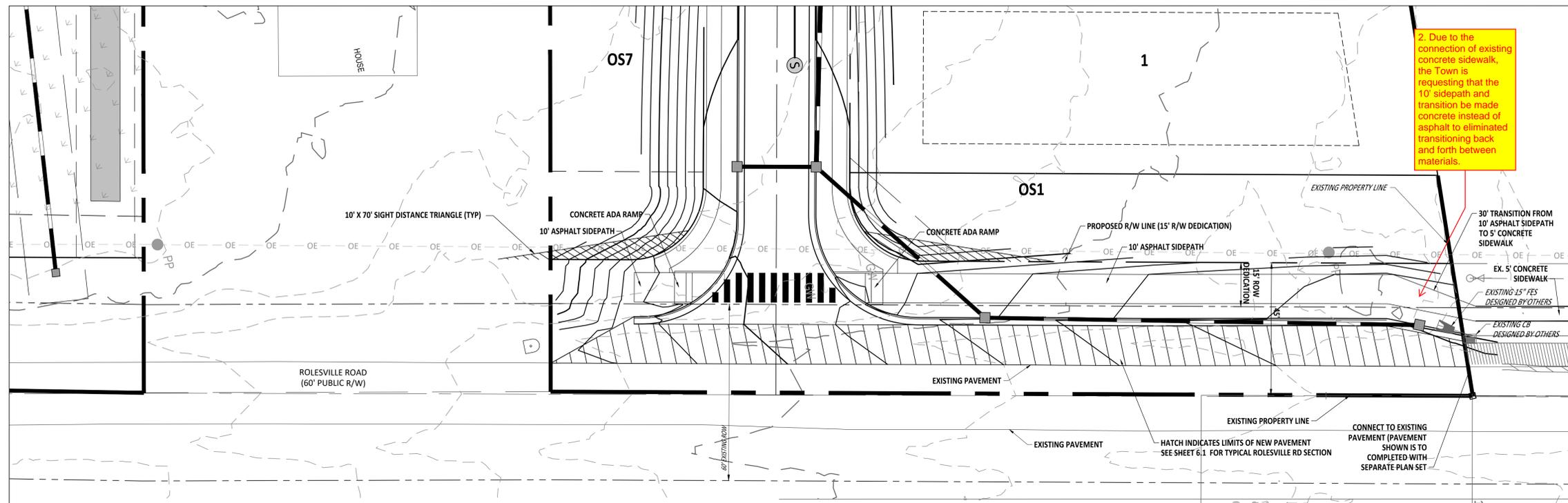


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EXISTING CONDITIONS

SEE SHEET 3.0 FOR EXISTING AND SITE LEGEND



IMPROVEMENTS

NO.	DATE	REVISION

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Preliminary Plat for
Tucker Wilkins Tract
**ROLESVILLE RD
IMPROVEMENTS**
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025

SHEET TITLE:
**ROLESVILLE RD
IMPROVEMENTS**

SHEET NO.:
6.0

