

## MEMORANDUM

Date: December 2, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Merritt Reserve  
PSP-24-07, 4<sup>th</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of Preliminary Plat submitted by American Engineering, dated November 14, 2025 (received 12/01/2025).

### Sheet CS-100:

1. The Town will need to approve a fee-in-lieu for stopping Fowler Road and Fetching Place short of the property line; if the approval is not provided, the streets will need to be designed and constructed to the property line for future extensions.

### Sheet CS-102:

2. Please confirm if there is proposed infrastructure in Open Space 6; the hatching shows blank spots that indicates “non-open space” area.

### Sheet CS-109:

3. The greenway on the southwest portion of the site appears to be missing throughout the entire

### Sheet CG-102:

4. REPEAT: All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.
  - a. NEW: It appears the grading as tightened up around the SCMs; will there be any fencing or plantings to deter pedestrians from venturing into the SCM areas from their backyards?
    - i. This comment applies to several grading sheets.

### Sheet CG-109:

5. The compacted gravel path is not feasible with the grades shown. Please provide clarity on where it is connecting; the plans says it is connecting adjacent properties but it appears to dead end on the south.
6. Label the easement for the compacted gravel path.
7. Please review the greenway in the southwest portion of the site; confirm the intention for the connection at Fletching Place or how the greenway will continue.