



November 21, 2025

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

Subject: **Merritt Property, PSP-24-07**
3rd Submittal Engineering Comment Response Letter

Dear Jaqueline,

Please find below the review comments received May 4th, 2025.

Cover

1. General comment relevant for all plan sheets: Please review all plans for legibility and correct any overlapping text, easement lines, font sizes, etc.
Response: Noted.

Sheet G-002

2. Adjust the phase line along lots 157 to 163 to match the lot property lines.
Response: The phase line has been adjusted to match the property lines.

Sheet CS-100

3. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).
Response: The submittal number has been added for the adjacent project.
4. Fee-in-lieu will need to be provided for the unconstructed street and sidewalk along Fowler Road.
Response: Noted. A fee-in-lieu will be provided.
5. The sheet legend in the top right corner is hard to read. Please provide backgrounds or wipeouts behind the text. This is extremely helpful for navigating these plans with the revised match lines; consider adding this to each relevant sheet.
Response: The site map has been revised to be more legible.

6. Please add back the Open Space Use Table or add a note to refer to the Open Space plan sheet for acreage information. Some of the font sizes are quite small and very difficult to read, please consider making it larger for legibility.

Response: The Open Space Use table has been added with the note.

Sheet CS-101

7. It appears the Public Drainage Easements for SCM 4 were revised based on the previous review comment. However, the extent of these revised easements are unclear. Please revise.

Response: The easements have been revised including the SCM maintenance access easement.

Sheet CS-103

8. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Response: The submittal number has been added.

9. Delete "REMOVE HAMMERHEAD" from this callout where Jocund Street connects to the adjacent property as there is no hammerhead in this location. Fix text overlaps.

Response: This has been fixed.

Sheet CS-104

10. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Response: The submittal number has been added.

Sheet CS-108

11. Please review the setback/build area for this lot due to the overlap with the easement. Revise as necessary.

Response: The setback has been revised.

12. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Response: The submittal number has been added.

Sheet CS-110

13. The sheet legend in the top right corner is hard to read. Please provide backgrounds or wipeouts behind the text. This is extremely helpful for navigating these plans with the revised match lines; consider adding this to each relevant sheet.

Response: The site map has been revised to be more legible.

14. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Response: The submittal number has been added.

Sheet CU-100

15. The sheet legend in the top right corner is hard to read. Please provide backgrounds or wipeouts behind the text. This is extremely helpful for navigating these plans with the revised match lines; consider adding this to each relevant sheet.

Response: The site map has been revised to be more legible.

Sheet CU-103

16. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Response: The submittal number has been added.

Sheet CU-108

17. Please add the Town's submittal number for "The Point" subdivision (CID-24-08).

Response: The submittal number has been added.

Sheet CG-101

18. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.

Response: The grading in this area has been revised.

Sheet CG-102

19. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.

Response: The grading in this area has been revised.

Sheet CG-103

20. Please add some additional contour labels specifically in the area noted, but review proposed grading plans and add contour labels if there are areas where they are sparse.

Response: Additional contour labels have been added to this location.

Sheet CG-104

21. Confirm the proposed grading isn't pushing water into the neighboring properties along the property limits south of Lineage Place.

Response: The proposed grades here are grading up to existing, so water is flowing on to our project property here.

22. Revise grading so that contours tie together. It is confusing to determine how everything (proposed and existing) is tied together.

Response: The existing survey surface we have has been adjusted to better show the connection with existing Point contours.

Sheet CG-105

23. Label existing contours so that grading is easier to follow.

Response: Existing contour labels have been added.

24. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.

Response: The grading in this area has been revised.

Sheet CG-106

25. All grading shall have 3:1 or flatter grading; retaining walls may be needed in some areas.

Response: The grading in this area has been revised.

26. Please add some additional contour labels specifically in the area noted, but review proposed grading plans and add contour labels if there are areas where they are sparse.

Response: Additional proposed contour labels have been added.

27. Review proposed grading for building pads on lots 414 to 426. Revise as needed.

Response: The grading in this area has been revised.

28. Label existing contours so that grading is easier to follow.

Response: Existing contour labels have been added.

Sheet CG-107

29. Label any retaining walls. Top and bottom wall elevations will be needed during CID submittal and can be provided during CID submittal.

Response: Comment will be addressed for the CID.

30. Label existing contours so that grading is easier to follow.

Response: Existing contour labels have been added.

Sheet CG-108

31. Please show existing contours in the area to the North of the proposed property.

Response: Existing grading in this area has been added.

32. Label existing contours so that grading is easier to follow.

Response: Existing contour labels have been added.

Sheet CT-200

33. Fix the text cutoff for the first Fowler Road vertical curve.

Response: This has been fixed, but the CT sheets have been removed from the preliminary set. These are a part of the CID plan set.

Sheet CT-203:

34. Fix the text that is currently showing upside down in the plan view of the sheet.

Response: This has been fixed, but the CT sheets have been removed from the preliminary set. These are a part of the CID plan set.

35. Fix the text overlap in the plan view of the sheet.

Response: This has been fixed, but the CT sheets have been removed from the preliminary set. These are a part of the CID plan set.

36. As a preliminary review of the profiles provided, there are no comments that appear to change the design. Profiles will be reviewed in detail during the CID submittal.

Response: The CT sheets have been removed from the preliminary set. These are a part of the CID plan set.

Sincerely,

Jakob Klein, PE
American Engineering Associates – Southeast, PA