

MEMORANDUM

To: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner

CC: Kelly Arnold, Town of Rolesville, Manager

From: Liza Monroe
Karen Morgan Mallo, AICP

Date: April 14, 2022

Project: Former Thales – Wait Avenue Subdivision - Pulte

Subject: Preliminary Plat – 5th Review Comments (PR 21-01)

We have completed a review of PR 21-01, the fourth submittal of the Preliminary Plat for Thales – Wait Avenue, completed by Stewart, dated December 23, 2020, and last revised on February 18, 2022. The project proposes the construction of 102 Single-Family Dwellings and 191 Townhouses, on approximately 93.23 acres, located on Wait Avenue. The current zoning of the two-parcel site (PIN #1850-95-0449 and 1860-04-5778) is R-PUD. The project site is subject to a previously approved Special Use Permit (SUP 18-01). A revised Special Use Permit application (SUP 21-01) is being considered concurrently with this Preliminary Plat application.

We reserve the right to provide additional comments based upon new information provided with this submission or in response to comments made in this review and submitted later. When resubmitting, please **cloud or highlight in another color any revisions** to the plan set and **flatten the plan set** before submitting. Repeat comments are shown *italicized*. We offer the following:

A. Special Use Permit

Holding Comment: Approval of the preliminary plat is contingent upon approval of the Special Use Permit by the deciding body. The cover sheet of the plat should be updated with the SUP Case number, conditions, and approval date.

B. All Landscape Plan Sheets

Repeat Comment: *The street trees are shown on individual properties. Street trees should be located within the planting strips (only if greater than 6 feet wide) or within a landscape easement. It is our recommendation that a blanket landscape easement be a condition of the SUP approval. The street trees shown on Lots 213, 214, and 215 should be shown within a landscape easement dedicated to the town as they will be enforcing and maintaining the street trees. The easement is detailed but there is not a note provided calling out what it is.*

C. Advisory Comments

Additional site details requested during this stage to be provided by the applicant at CDs: Detailed street lighting plan, TPF, fully designed and detailed landscape buffers, planting detail, mailbox signage, lighting detail, curb and gutter details, sidewalk details, retaining wall detail, Cluster Box Unit detail, etc. Should the applicant be unable to address the Ordinance requirements at Construction Drawings, they may have to make a revision to the preliminary plat or special use permit.