



May 28, 2020

Towns of Rolesville
PO Box 250
502 Southtown Circle
Rolesville, NC 27571

Attn: Mr. Danny Johnson

Re: Kalas Falls Preliminary Subdivision Plate Review

Dear Mr. Johnson:

The following are our responses to the first review of the preliminary plat

Planning Director

Danny Johnson AICP (919) 554-6517

1. Sheet 2.6 is missing dimension information of the proposed lots that were shown on other sheets. Please update to display the dimension information.

Response: This sheet has been corrected.

2. Sheet 2.9, 2.12, and 2.14 is showing the proposed public greenway trail in the center of the City of Raleigh Sewer Easement. The 10' paved greenway trail should not be located as to have the sewer line or manholes running parallel under the 10' greenway pavement. Also, note a 20 Town public greenway trail easement in addition to the City of Raleigh 30' sewer easement.

Response: An email was sent on May 6th that outlined the alignment and approval for the greenway with initial Kalas Falls development. Feedback was requested from the Town and City on the preferred alignment and possible clearances needed between the greenway and manholes. We are waiting on a response from all reviewers.

3. Sheet 2.14 sidewalk on Woodlyn Park Dr and Graymont Oaks Dr that connected the proposed Greenway Trail needs to be revised to 10' wide side path between the two greenway trail points that are heading away from the said streets instead of 5-foot sidewalk between the two greenway trails end at street R/W. Also, add a pedestrian crosswalk markings and signage for the crossing on Woodlyn Park Dr.

Response: The greenway was realigned with a hi-visibility crosswalk noted. An 8' roadside trail is still being shown along all roads as this was originally shown as 8' on all previous plans. 8' along the road is preferred due to the amount of fill and proximity to the proposed

4. As to the proposed public greenway trail that will run around the proposed townhomes section from Graymont Oaks Dr to the southern development property line. The Town request that it be constructed at the same time as Graymont Oak Dr. Please revise and add to sheets 2.14 and 2.17.

Response: The greenway alignment has been added back to the sheets noted with a note that it is to be constructed with the future townhomes.

5. Shown on several cul-de-sac streets is the sidewalk on one side of said street. The R&PUD Zoning District requires sidewalks on both sides of all streets, including cul-de-sac streets. Please revise all cul-de-sac streets with only one sidewalk.

Response: Sidewalks have been added to these cul-de-sacs.

6. Sheets 2.15, 2.16 and 2.18 add for the private alleys as 20-foot right-of-way and 10' wide paved travel lane.

Response: The alleys have been noted as private R/W & easement and a typical section has been included on sheet 2.4

7. Where there is a City of Raleigh sewer line and easement with the Town Greenway trail and easement, please show both on the related utility plan sheets.

Response: An email was sent on May 6th that outlined the alignment and approval for the greenway with initial Kalas Falls development. Feedback was requested from the Town and City on the preferred alignment and possible clearances needed between the greenway and manholes. We are waiting on a response from all reviewers.

8. If build out initially both south and north access points during Phases 1 and 2, then all of the construction traffic may be passing through homes already constructed and under private ownership for many years. The construction traffic should avoid the east built out Phase 1 and 2 during the construction of the west end phases. Has there been any plan to manage all this construction traffic as each phase until the last home is completed?

Response: We have looked at this and our itnitial thoughts are that the construction traffic will utilize the thoroughfares as much as possible to access phases 3 and 4.

If you have any additional questions, please don't hesitate to contact us.

Sincerely,



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