



May 22nd, 2025

Town of Rolesville Planning
c/o Michael Elabarger
PO Box 250,
Rolesville, NC 27571

Subject: **Tucker Wilkins – PSP-23-01**
Preliminary Subdivision Plat – V4 Comment Response Letter

Dear Mr Elabarger,

There are several noteworthy design changes within this submittal to bring to your attention prior to beginning your review:

- a. Information on PSP plan sheets has been drastically reduced to focus on lots, right-of-way, and easements.
- b. Townhome and single-family lot lines have been slightly adjusted to accommodate builder preferences. This revision has resulted in a loss of one (1) town home and the plans have been updated accordingly.
- c. Lot #9 is currently surrounded by infrastructure and easements as well as 3:1 grading to SCM #2. We are working on a solution to make this lot more desirable and address the grading tie backs which will be included with the Town CID project submittal.
- d. Proposed grades are in the process of being revised to reduce slopes, fit updated lot lines, and align with drainage intent. These grading updates/improvements will be reflected within the project CID submittal.

Please find below the review comments received via portal received dated 04/29/2025:

Planning/Zoning – Planning Staff:

- 1) Comment: CONTINUE TO – Provide a written response and Revise all DATEs

Response: All dates have been revised with this resubmittal. This comment response letter is to satisfy this comment.

- 2) Comment: Revise Cover Sheet Note regarding the ~60' wide "finger" of property between PIN 1767360281 & 1767350918 to clarify that a Fee-in-lieu (FIL) of Construction will be vetted **during the Construction Infrastructure Drawing review.**

Response: The note has been revised on the project Cover Sheet.

- 3) Comment: **FYI** – Topics pushed to CID Plan set review:
- a) Clarify on/between “improved” and “unimproved” Open Space via full Landscaping Plans and constructable Open Space “improvement” details.
 - b) UDO 6.5.(b) Planting strips.
 - c) Sidepath Fee-in-lieu for area between PIN 1767360281 & 1767350918.

Response: Thank you. We have these listed to be included with project CID review and have already begun due diligence on several of these topics.

- 4) Comment: NEW- Overarching Comment – all features of **construction** should be turned OFF as Preliminary Subdivision Plat is the subdivision of land and establishment of rights-of-ways and easements. All constructable features will be detailed on next-step Construction Infrastructure Drawings (CID). This includes items like removing the Townhome building footprints and their speckled driveways; curbing and sidewalks that are shown in rights-of-ways; parking lots; outlines of SCM’s; paved Greenway paths; cross-walk pavement paint markings. This plan set looks like both Prelim Subdivision and Construction Drawings, which is not what it is intended to be.

Response: The layers/lines shown in the plan sheets have been greatly reduced to simplify the review and focus primarily on lots, rights-of-way, and easements. We felt it was important to leave greenway and sidewalks visible but removed notes/callouts specific to those items until CID review. Thank you.

- 5) Comment: Revised/REPEAT – Regarding the BLANK Private Street Maintenance Agreement –
- a) Why is the Notary block repeated 3 times (page 5,6, and 7)
 - b) What entities are going to be signing this?
 - c) At what point does Applicant intend to record this? Prior to CID approval? Prior to FSP Recordation?

Response: We are currently working with the client to have a Private Street Maintenance Agreement drafted which will ideally be included with the Town CID review #1. The Private Street Maintenance Agreement would be recorded prior to FSP recordation.

- 6) Comment: Partial Repeat – Regarding Street C – the drawings call this out as “Street C(Private)” while Sheet 2.2 detail calls it out as a Public Access Easement. Make revisions to tie these 2 phrases together – one would have no idea that “Street C (Private)” has a 46’ wide public access easement over it; one would have no idea that Sht 2.2 detail relates exclusively to Street C. There are only 2 streets (out of 4 in the entire subdivision) that relates to this topic so there should not be mystery to it. This will go a long way to making this crystal clear in CID’s as well as FSP(s).

Response: Sheet 2.2 and Site Plan Sheet have been revised to coordinate wording/phrases of “Private Street XX (on 46’ PAE)” or “Street XX (50’ Public R/W)” when noting street names.

- 7) Comment: Repeat/Final Comment – Street A at PIN 1767253122
 - a) Provide/show full 50' Right-of-way of Street A to and terminating at PIN 1767253122.
 - b) Provide/show temporary construction easement on Lot OS6 (near/east/adjacent) for future design and construction of temporary cul-de-sac turn-around.
 - c) Staff and Applicant can/will discuss the actual physical construction of public Street A during CID review, but Applicant should begin with showing intent to build road to the subdivision perimeter as is required.
 - d) Town Engineer will also be making Comment regarding it, and has tracked the changes on this topic over the now 3 submittals.

Response: Noted. This area has been updated, seen on sheet 3.3, to be drawn as discussed in the 5/08/2025 TRC meeting.

Parks & Recreation – Eddie Henderson

1. Comment: No further comments on Preliminary subdivision plat – there may/will be discussion on actual constructable items during CID review.

Response: Noted, thank you.

2. FYI for CID and beyond – Area Between the Jarman and Pearce lots – Staff acknowledges fee-in-lieu (FIL) request for Sidepath along Rolesville Rd. in this area; TBD.

Response: Noted, thank you.

Engineering – Jacque Thompson

Sheet 3.3:

1. Comment: 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.

Response: The 50' right-of way is continued to the southern property line and a temporary access easement has been added to allow for future connectivity, if necessary. Please see sheet 3.3.

The sidewalk has been revised to be continuous around the cul de sac as discussed in email on 5/12/2025.

Sheet 6.0:

2. Comment: 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.

Response: The 10' side path has been noted as concrete along Rolesville Road to maintain consistent material.

COR Public Utilities – Tim Beasley

1. Please add the following Raleigh Water Conditions of approval to the Cover Sheet:
 - (1) A downstream sewer capacity study in compliance with public utility design manual shall be submitted by the project engineer for review and approval;
 - (2) A water model in compliance with public utility design manual shall be submitted by the project engineer for review and approval;
 - (3) All downstream sewer extensions by others bringing sewer to this development must be accepted by Raleigh prior to recordation of lots for Tucker Wilkins.

Response: These COR conditions of approval have been added to the project Cover Sheet.

Wake Co Fire/EMS – Brittany Hocutt

Comments Resolved – cul-de-sacs are now listed at 80ft of paved surface.

Response: Thank you.

Sincerely,



Roman Cook 05/22/2025

Roman Cook
Project Engineer
American Engineering Associates – Southeast, PA