



September 12, 2023

Town of Rolesville, NC

RE: Parker Ridge Construction Infrastructure Plans – **Planning/Zoning Comments**
CID-23-06, 2nd Submittal

We have received comments for the above referenced project and offer the following information and **responses** for your consideration:

Application and Submission Requirements

1. Holding Comment: Copies of all environmental permits for disturbances and encroachments shall be submitted to the Town. The applicant has indicated that these are currently in processing and will be submitted with the next submittal. We defer compliance with this requirement to the Town staff.

Response: Noted. The environmental permits have been submitted for review.

Demolition Plan

2. New Comment Based Upon Changes to the Plan: There are several trees shown as being preserved in this area on the Preservation Plan. Please label tree protection fencing (TPF) and critical root zones (CRZ).

Response: The CRZ and tree fencing has been added to the Demo plans.

Site Plan Sheet(s)

3. Repeat Comment: The parking calculations show that six (6) parking spaces for the Future Amenity/Clubhouse will be located near Open Space #6. Staff recommends that the spaces be intended for Clubhouse Use only, and signed appropriately. Add a standard detail of the sign to the detail sheets within this plan.

Response: These are all located in Open Space #4.

Landscape Plan

4. Repeat Comment: Areas of existing vegetation which are to be preserved shall be indicated on the plans. All areas shall be clearly marked with tree protection fencing (TPF), fencing details, and critical root zones (CRZ) should be added to the plans.

Response: We have identified the areas of existing vegetation to be preserved and shown TPF around these areas along with the required details and CRZ.

5. New Comment Based Upon Changes to the Plan: Per LDO Section 6.2.4.5.B.1, deciduous and evergreen trees shall be preserved to the greatest extent possible. At least 10% of all existing trees in good health (as determined by a professional arborist) shall be preserved within developments that are 2 acres or greater in size. The applicant appears to only be saving 10% of trees over 18" dbh.

Response: We have revised the tree preservation calculations to show at least 10% of the existing tree canopy. The table has been updated to show this calculation on sheet L3-0. In addition, this sheet shows the area of preservation in a green hatch with all specimen trees and their critical root zone identified in these areas as well.

6. New Comment Based Upon Changes to the Plan: Please include a tree protection fencing (TPF) detail.

Response: The tree protection fencing detail has been updated to include both Spanish and English and the detail showing the chain link fence removed.

7. New Comment Based Upon Changes to the Plan: On the Preservation Plan and/or Landscape Plan, please clarify which new trees are replacement trees as required by LDO Section 6.2.4.5B.

Response: We have provided the replacement calculations and shown the location of the replacement trees on sheet L1-0. Given that sweet gums are not a desirable tree, we are proposing to replace them with maples instead.

Open Space

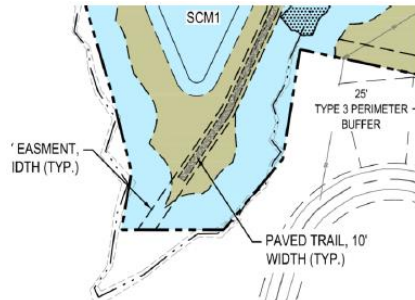
8. Repeat Comment: Public seating area and receptacle areas must be labeled. Areas are designated with specific items they have, however the open space plan must show these item's location.

Response: All public seating areas and receptacles are labeled and shown in the legend on sheet C9-0.

9. Repeat Comment: The applicant shall revise the plans to demonstrate compliance with the requirements of LDO Section 3.1.B which requires 40% open space be provided in the Cluster portion of the development (which is only the RM-CZ zoning district portion). Further, the plans should be revised to show the required Open Space as a conservation easement.

Response: We have revised the data tables to more clearly represent these calculations and have shown the conservation easement on all site plan sheets.

10. New Comment Based Upon Changes to the Plan: The Greenway easement shows that it is not to be constructed/paved all the way (see clip below), despite being in an easement. Please explain in writing the intention here; ultimately defer to Parks & Recreation on the Greenway.



Response: Per our meeting with the parks and rec we have our understanding of environmental permitting, the greenway cannot be constructed through the buffer. P&R will allow a fee in lieu for this portion of greenway.

Lighting Plan

11. New Comment Based Upon Changes to the Plan: The lighting plan has not been sealed by an engineer – please have this remedied as this is required by LDO Section 6.6.F.1

Response: We are in the process of getting Duke to provide a sealed plan. This will be

Sincerely,

Debbi Ferm