

MEMORANDUM
– RESPONSE
LETTER

To: Meredith Gruber, Town of Rolesville, Planning Director

CC: Kelly Arnold, Town of Rolesville, Manager
Mical McFarland, Town of Rolesville, Economic Development Manager

From: Liza Monroe
Karen Morgan Mallo, AICP

Date: November 2, 2021

Project: Former Thales – Wait Avenue - Pulte

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

We have completed a review of PR 21-01. the second submittal of the Preliminary Plat for Thales – Wait Avenue, completed by Stewart, dated December 23, 2020, and last revised on April 1, 2021. The project proposes the construction of 107 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 plat is subject to the conditions of approval within Special Use Permit 18-01. The first submittal of the Preliminary Plat was made in December 2020.

Please note that comments have been included directly on the plan set as well as within this memorandum. There are several comments that are requests for information not previously shown on the plan. We reserve the right to provide additional comments based upon this new information. When resubmitting, please **cloud or highlight in another color any revisions** to the plan set. We offer the following:

A. Special Use Permit

A special use permit application was submitted with this plat that was to amend the original use permit, **SUP 18-01**. The proposed conditions of the new special use permit, **SUP 21-01**, primarily mention a commercial use. The application for the revised Special Use Permit was never approved. Therefore, to move this plat review forward, staff request the following information with the next submittal:

1. The approval document for **SUP 18-01** including the conditions list should be added to the plans.
The approval document for SUP 18-01 has been attached with this resubmittal package.
2. The most up to date proposed conditions for **SUP 21-01** should be submitted for review.
The most up to date proposed conditions for SUP 21-01 will be submitted with the SUP/PUD Submittal and is attached with this Preliminary Plat resubmittal package.
3. On the preliminary plat, the site data and proposed improvements for the proposed commercial sites shown.
Proposed improvements and site data for the future commercial developments are unknown at this time.

B. Cover Sheet

1. Include project number on the cover sheet.
PR 21-01 has been added to the cover sheet.
2. Per iMaps and the application submitted, the overall acreage is 93.23. Correct in site data table.
Acreage has been confirmed to be 93.23 acres. Cover has been updated.
3. The following information needs to be revised to show the calculations per phase, not just the overall site: Parking, Open Space, Amenity Areas, & Stormwater Data (impervious surface breakdown for lots per phase and breakdown for the total site).
Parking, Open Space, Amenity Areas, and impervious breakdowns per phase have been calculated per phase and not the total site. This updated information can be found on the Cover Sheet.
4. Update to include the following information in the Public Summary table: Update to include the following information per phase as well: street signs, water stubs, and sewer stubs.
Street signs, water stubs, and sewer stubs have been added to the cover sheet on the Public Summary Table and broken down by quantity per phase

5. Update parking data table to include CBU parking requirements. UDO Sec 9.6
CBU parking requirements have been updated on the parking data.
6. The calculations noted in the parking data is incorrect as there are 48 spaces alone for the future amenity center shown on the plans.
The parking calculations have been updated and the information can be found on the cover sheet.
7. Parking dimensions stated on the coversheet do not match the detail provided. The detail states that the parking spaces are 9'x18'. Correct plans for consistency.
The Plans have been corrected for consistency. The cover sheet now states 9' x 18' to match the plan sheets and details.
8. Correct setback language in the site data table. Reduced front setback for rear alley parking is only eligible for SF per UDO 6.2.1. Even so, the smallest front allowed is 10 feet. TH is required 15 feet from ROW.
The plans have been updated to show 20' setbacks for BOTH single family AND Townhomes to ensure that all lots on the same block have the same setbacks. The language has been corrected accordingly.
9. All conditions of SUP 18-01 and any other applicable approval or previous plan should be listed on the cover sheet for reference.
The conditions of the SUP 18-01 have been added to the cover sheet for reference.

C. Typical Sections & Buffers

1. Buffer width and locations are shown on the plan but there is not a landscape plan clearly showing the existing tree line, trees to be preserved, or any of the required new plantings. A landscape plan indicating the number, type, location, size, and condition of trees, shrubs, and ground cover shall be provided to demonstrate compliance with the requirements of the UDO.
Due to the nature of this submittal, Stewart will submit a high-level landscape plan only showing existing tree-lines, trees to be preserved, proposed street trees, and required and provided open space and tree-save area quantities.
2. It is noted that existing canopy trees are to be used to partially fulfill the canopy tree requirements. Existing significant vegetation within the required buffer shall be preserved and credited toward standards for the type of buffer required at the time of site plan or subdivision review and approval.
Noted.
3. Include detail of the southwest buffer where there is a retaining wall within the buffer.
The retaining wall has been shifted to be outside of the buffer, plantings will be at the top of the wall and inside of the buffer.

Existing Conditions Plan

1. Label the existing property line between the parcels.
 - a. UDO Section 15.3.8 notes all information that is **required** to be shown on plans for all preliminary plats. Staff would advise using the table located in the section as a checklist.

The existing property line has been labeled on the existing conditions plan. The checklist above has been implemented for the preliminary plat submittal.
2. Label existing vegetation to be preserved.

Existing vegetation to be preserved has been labeled as tree save area.
3. Label tree protection fencing location and provide a detail. This may be shown on the landscape plan or site plan sheets as well.

Tree protection fencing has been shown on the plans. It was agreed upon during the TRC meeting that details were not required for the Preliminary Plat submittal and will be reviewed during the Construction Document Review.

D. Overall Site Plan

1. Label existing vegetation and locations of all tree protection fencing.

Existing vegetation and locations of all tree protection fencing has been labeled and drawn on the plans.
2. Provide a legend of what the different colors mean.

A legend has been provided on the Overall Site Plan to differentiate what the colors mean.
3. Label the required buffer widths and their locations.

The required buffer widths and their locations have been shown on the plans.

E. Site Plan Northwest

1. Cul-de-sacs shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac) unless necessitated by topography or property accessibility. Cul-de-sac lengths longer than 250 feet will be reviewed for approval on a case-by-case basis. Cul-de-sacs are permitted where topography makes a street connection impracticable.

Due to topography and for purposes of property accessibility, cul-de-sacs shall not exceed 500 feet in length from the nearest intersection with a street providing through access, per SUP 21-01 condition.
2. Minimum lot width for single family is 100 feet. Minimum lot area is 6,000 square feet. Label lot width and convert area measurement to sq ft for each single-family home. UDO Sec 6.2.1.

100-foot lot widths are associated with minor and major thoroughfares. All streets within our subdivision are classified as local residential streets therefore the minimum lot width that is applicable to our project is 50'.
3. Label setbacks for all single-family lots. UDO Sec 6.2.1.

All setbacks for single-family lots have been labeled and identified on the cover sheet and C0.20.
4. Label setbacks and lot width for all townhome lots / structures.

All setbacks and lot widths have been labeled for all townhome lots and single family as well.

5. Townhouses are limited to eight (8) units per structure. The separation between structures shall be a minimum of 30 feet. UDO Sec 6.2.3

Noted. All townhouses will have no more than 8 units per structure. The separation of townhouses is being requested by the SUP 21-01 to be 20' and not 30'.

6. Label sight distance triangles on all plan sheets.

All sight distance triangles have been shown and labeled on all plan sheets. The triangles were developed by forming a diagonal line between two points 25' away from where intersecting curb lines meet.

7. Planting strips between six to seven feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four feet as allowed by the available right-of-way. Planting strips are shown in the detail but not shown on the plans. UDO Sec 6.2

Planting strips have been labeled on the plans. Per SUP 21-01 conditions Local Residential Streets will have 4' planting strips on both sides of the street. Collector streets will have a minimum of 6' planting strips.

8. Parking requirements set forth by UDO Sec 9.16 for CBUs, cannot be included in visitor parking count and shall have signage designating them as "Mailbox Parking Only." Provide signage detail. Specify number of mailboxes in each CBU to determine parking requirement.

Signage has been added to the plans stating Mailbox Parking Only.

9. Label existing vegetation and tree protection fencing location.

Existing vegetation and tree protection fencing location.

F. Site Plan East

1. Minimum lot width for single family is 100 feet. Minimum lot area is 6,000 square feet. Label lot width and convert area measurement to sq ft for each single-family home. UDO Sec 6.2.1

100-foot lot widths are associated with minor and major thoroughfares. All streets within our subdivision are classified as local residential streets therefore the minimum lot width that is applicable to our project is 50'.

2. Label setbacks for all single-family lots. UDO Sec 6.2.1

All setbacks for single-family and townhome lots have been labeled.

3. Label setbacks and lot width for all townhome structures.

All setbacks for single-family and townhome lots have been labeled.

4. Label existing vegetation and tree protection fencing location.

All existing vegetation and tree protection fencing locations have been shown and labeled on the plans.

G. Site Plan Southwest

1. Label amenity center location on all applicable site plan sheets.

Amenity center has been labeled and shown on all applicable site plan sheets.

2. Clarify whether the retaining wall shown in the buffer is for opacity requirements.

The retaining wall has been shifted north to be out of the buffer. The purpose of the wall is to meet topography constraints.

3. Label existing vegetation and tree protection fencing location.
All existing vegetation and tree protection fencing location.

H. Grading Plan Sheets

1. Label existing vegetation and tree protection fencing location on all grading plan sheets.
All vegetation and tree protection fencing has been labeled and shown on the grading plan sheets.
2. Label the wall itself as well as the top and bottom of keystone wall shown across the frontage on the site plan sheets. (See comment K.3., below)
The legend was incorrect. That is a side path and not a keystone wall.
3. Label top and bottom of all retaining walls on all grading plan sheets.
The tops and bottoms of all retaining walls have been labeled.

I. Grading and Drainage Plan Northwest

1. Label what the purple detail is as it is not keyed in the legend.
This was erroneous and has been corrected in the plans.
2. Label existing vegetation and tree protection fencing location.
The existing vegetation and tree protection fencing has been shown on the plans.

J. Other comments

1. UDO Section 15.4.5(5)(g) requires the submission of a pavement marking and signage plan showing description and placement of traffic signs, pavement markings, and specialty signs shall be submitted with all roadway and subdivision plans as a requirement of the Developer and shall be done prior to final acceptance of the roadway by the Town. Signage information has not been included on the plans. Please revise accordingly.
Pavement and signage plan has been added to the plans.
2. Street lighting plan required from utility provider per UDO Section 14.8.2.
Noted. Utility provider will be consulted for a lighting plan during the construction document phase.
3. Clarify what the curved grey line is along the frontage. It is noted as being a 10-foot street side trail but is keyed the same as the keystone wall. Is the wall immediately adjacent to the trail? If so, the applicant should provide an elevations detail. Further, is it the applicant's intention for this trail/wall to serve as the sidewalk required along Wait Avenue?
This has been corrected on the legend.
4. The keystone wall as well as the CIP wall are not labeled on the plans and need to be shown or removed from the legend.
The keystone wall is a sidepath and was shown wrong in the legend. This has been corrected.
5. The greenway trail is shown coming through the entrance, in front of residential structures. Confirm the location of the proposed greenway is consistent with the overall Rolesville greenway plan.
The Greenway trail is now shown through the open space and is labeled as such.