

FLMENGINEERING

April 17, 2023

Michael Elabarger
Senior Planner
Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

**Reference: MA 22-05 1216 Rolesville Rd
Review #3 Comment Response Letter**

Dear Mr. Elabarger:

Per the comments received on April 6, 2023, please see the below comment responses and associated documents:

Planning Department

- 1. PAY the INVOICE originally issued (email) on 02-28-2023.**

This comment is noted.

- 2. Provide a Written Response to ALL comments with next Submittal.**

This letter serves as the written response to all comments.

- 3. Add appropriate Revision DATES to all submitted documents.**

This comment is noted.

- 4. FYI - (STATUS) - Traffic Impact Analysis (TIA) was completed (it is Dated February 2023, with a signature seal date of 02/20/2023. NCDOT Congestion Management Report dated 03/21/2023 was received; TIA process is completed.**

This comment is noted.

- 5. Regarding proposed Condition(s) – It is strongly suggested to look at other recent Map Amendment Applications and mimic the scope and type of Conditions of Approval. As presented, there is one (1) Condition that commits general compliance to the Concept Plan. One suggestion is to clearly write out a Condition committing to the specific TIA improvements as this is a good way to broach those items to staff and the Planning/Town Board.**

Updated conditions have been included with this resubmittal.

- 6. (STATUS) - Neighborhood Meeting – A meeting was held on 07/25/2022, with no attendees. Applicant is strongly encouraged to hold another meeting and ensure attendees.**

A second meeting is scheduled and will be held prior to appearance at the Planning Board.

7. **(NEW) 3rd Submittal has removed a proposed road from Rolesville Road tying (stubbing) directing into PIN 1768236815 (98 ac. Merritt tract) and now shows Road 3 and the two commercial parking lots stubbing to nothing but the north property boundary of PIN 1768328863 which is in the ETJ and zoned the RL District. Concept Plan states that the 'private drive' known as Emily Lane is to be abandoned. Please explain the plan for these 3 stubs to the south; has Applicant discussed with that property these 3 stubs (2 of which are parking lots, stubbed to RL (40,000 SF residential lots) property)?**

The stubs are provided for future connection but can be removed/modified pending feedback from the Board of Commissioners.

8. **(NEW) Add/show the 50' Gas Easement that runs parallel to the property's southern boundary with PIN 1768328863 as this is an adjacent site constraint that critically affects the land use options available.**

The 50' gas easement is shown per the survey. The easement does not parallel the southern boundary.

NCDOT

1. **Please see NCDOT Congestion Management 1216 Rolesville Rd TIA recommendations.**

This comment is noted.

2. **As has been previously mentioned (see V1 comments) - southernmost driveway does not show a 100' IPS – this will not be approved at Preliminary Subdivision review. Applicant can revise Concept Plan to show compliance, or should acknowledge that this plan cannot be approved and thus built.**

This comment is noted. We work with NCDOT on the IPS during the Site Plan process.

Please let me know if you have any questions or need any additional information.

Sincerely,



Jon D. Frazier, PE, LEED AP
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