

MEMORANDUM

To: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner

CC: Kelly Arnold, Town of Rolesville, Manager

From: Liza Monroe
Karen Morgan Mallo, AICP

Date: March 10, 2022

Project: Former Thales – Wait Avenue Subdivision - Pulte

Subject: Preliminary Plat – 4th Review Comments (PR 21-01)

We have completed a review of PR 21-01, the fourth submittal of the Preliminary Plat for Thales – Wait Avenue, completed by Stewart, dated December 23, 2020, and last revised on February 18, 2022. The project proposes the construction of 102 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 project site is subject to a previously approved Special Use Permit (SUP 18-01). A revised Special Use Permit application (SUP 21-01) is being considered concurrently with this Preliminary Plat application.

There have been several submissions of the revised Special Use Permit and Preliminary Plat. With each application, the proposed conditions have changed, the number of units has been revised, and the overall layout is redesigned slightly.

Application Type	Approved	1st Submittal	2 nd Submittal	3 rd Submittal	4 th Submittal
Special Use Permit	143 single-family lots (SUP18-01)	288 units (SUP21-01)	329 units (SUP21-01)	315 units (SUP21-01)	293 units (SUP 21-01)
Preliminary Plat (PR21-01)	N/A	292 units	298 units	296 units	293 units

Please note that comments have been included directly on the plan set as well as within this memorandum. We reserve the right to provide additional comments based upon new information provided with this submission or in response to comments made in this review and submitted later. When resubmitting, please **CLOUD OR HIGHLIGHT IN ANOTHER COLOR ANY REVISIONS** to the plan set and **FLATTEN THE PLAN SET** before submitting. Repeat comments are shown *italicized*. We offer the following:

A. Special Use Permit

Holding Comment: Approval of the preliminary plat is contingent upon approval of the Special Use Permit by the deciding body.

B. Site Plan Sheets

1. Separation of Bumper and Walkways: In the event any parking stall abuts upon a walkway, there shall be a space of three and one-half feet between the wheel bumper or curb and the edge of the walkway. (UDO Section 10.1.7.7)
As requested, Bumpers have been added to parking lots.

2. Adjacent to lots 49, 99, and 132, there is not a sidewalk connection between the proposed parking spaces and the sidewalks shown near them. This is especially needing correction where the ADA space is near lot 99. Without a sidewalk, a wheelchair bound person using this space would be forced to go into the road and to access the sidewalk. **These sidewalks have been added.**
3. Several retaining walls are shown on the site plan sheets but are not appropriately labeled as such. Revise and update the grading plan sheets for consistency.

The retaining walls have been labeled on all sheets per markup.

4. What is the figure being shown in the middle of Lot 209 on C3.02?

This was erroneous linework and has been removed.

5. **Repeat Comment:** *Behind the lots 133-156 there appears to be an easement along the rear property line. The easement should be labeled, and the building envelope should be free of any easement area.* This is still unclear as it looks like the easement label is pointing to the same area as the streetscape buffer.

This label has been adjusted to point to the drainage easement.

6. **Repeat Comment:** *Please clarify if there is a retaining wall behind Lot 182 as the arrow is pointing to the limits of disturbance.* The retaining wall is still not labeled as such.

This label has been fixed and now points to the retaining wall.

C. Pavement Marking & Signage Plan Sheets

Repeat Comment: *Required bike paths should be shown on the plan sheets with the appropriate pavement markings and/or signage.* We understand that bike paths are only required along Wait Avenue. We are asking the applicant to provide a detail of what the pavements markings and/or signage proposed to note the bike lane will look like.

As requested, we have provided the bike lanes along with all other roadway improvements on Wait Avenue. Just a reminder that pavement markings are not required to be part of this submittal per UDO Section 15.3.8 Checklists for information to be contained or depicted on Preliminary Plats.

D. All Grading Plan Sheets

Several retaining walls that were noted on the site plan sheets are not shown on the grading plan sheets. Label all retaining walls and the top and bottom of all retaining walls. Update the overall grading plan sheet as well as the individual sheets for consistency where noted.

The retaining walls have been shown and noted on the plans consistent with the site plans. There are now top and bottom of wall labels on the grading plans as well.

E. All Landscape Plan Sheets

1. There is a 48-tree discrepancy between the street tree schedule and the street tree requirement calculations.

This has been corrected for this submittal.

2. Label tree quantities and types along Classical Way.
These labels have been added for this submittal.

3. **Repeat Comment:** *The perimeter landscape buffer plantings are not shown on the landscape plan sheets. Both the location of plantings as well as number of plantings was not able to be determined. We are asking the applicant to provide the plantings and quantities at the preliminary plat stage, so we can not only confirm spacing, but because it makes the CD review a lot simpler when these details have already been reviewed and confirmed with the preliminary plat.*

As outlined on the UDO section 15.3.8 - checklists for information to be contained or depicted on the Preliminary Plat, detailed landscape design is not required. The landscape plan shows the required buffer areas and their locations, and we have provided details for typical buffer planting. The required landscape buffers will be fully designed and detailed during the Construction Documents phase of this project. Individual street trees have been provided on the Landscape Plans along with the total tree count.

4. **Repeat Comment:** *The street trees are shown on individual properties. Street trees should be located within the planting strips (only if greater than 6 feet wide) or within a landscape easement. It is our recommendation that a blanket landscape easement be a condition of the SUP approval. The street trees shown on Lots 213, 214, and 215 should be shown within a landscape easement dedicated to the town as they will be enforcing and maintaining the street trees.*

An easement has been added to the plans for the Landscaping on 213, 214, and 215.

F. Other comments

1. **Repeat Comment:** *Street lighting plan required from utility provider during the plan review process per UDO Section 14.8.2.*

UDO Section 14.8.2 does not specify that the street lighting plan must be completed during the preliminary plat, but the subdivision plans (which would be CD's.). Section 15.3.8 of the Udo - The checklist for information to be contained or depicted on the preliminary plat does not require site lighting.

2. Additional site details to be provided at CDs: TPF, planting detail, Mailbox signage, lighting detail, curb and gutter details, sidewalk details, retaining wall detail, Cluster Box Unit detail, etc.

Understood, these details will be provided to the full extent during CDs.