



American Engineering
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919.469.1101
www.american-ea.com

December 26, 2023

Mr. Mike Elabarger
Town of Rolesville Planning
502 Southtown Circle
Rolesville, NC 27571

Subject: Tucker Wilking Preliminary Plat
Preliminary Submittal, PSP 23-01; AE Project ID: R210017

Dear Mr. Elabarger,

We are in receipt of your comment letter dated December 11, 2023 for the above referenced Preliminary Subdivision Plan. The following have been uploaded for your review and approval:

- Referenced Preliminary Subdivision Plan set

Specifically, we have modified the plan in response to comments in your letter as noted below.

PLANNING / ZONING – MICHAEL ELABARGER

1. *Provide a written response to ALL comments; mark-ups to mark-ups is fine.*
Responses are within this letter and on the town mark ups.
2. *Revise the DATE/add revision date to the Plan set.*
Date has been revised.
3. *Regarding the approximately 60' wide "finger" of property between PIN 1767360281 & 1767350918 –*
 - a. *Revise all plan sheets to dedicate minimum Right-of-way in this location same as being done for the other Rolesville Road frontage of this subdivision.*
Right-of-way dedication is now shown.
 - b. *Due to NCDOT precluding a Driveway for the parking lot conceived in this location under MA 21-06, and the subsequent relocation of Condition #12 required Parking lot & Picnic Shelter and Condition #9 requirement for screening at trailhead parking (all supported by Staff given the circumstance), revise to show Streetscape Buffer in this location same as being done for the other Rolesville Road frontage of this subdivision.*
A note regarding streetscape buffer has been added to this area.
 - c. *Plans do not show Frontage Improvements for this area; if this absence is the Applicant seeking to pay a fee-in-lieu (FIL) of Construction for this, prepare and submit Cost estimate for that unbuilt infrastructure for Town to consider.*

We will prepare a FIL for these improvements. These will be submitted under separate cover.

4. *V1 Comment #2, regarding Open Space – Applicant response is see Sheet 2.1 for Open Space calculations; Staff does not observe any such calculations on Sheet 2.1. Clarify/explain/revise. Regarding intention for HOA ownership of (open space lots), suggest adding this as a Cover Sheet General Note (and anywhere else in plat set it makes sense to mention it).*
Open space calculations were previously shown on the right side of sheet 2.1. A note has been added to the cover sheet regarding the HOA ownership.
5. *V1 Comment #3, regarding Block/Lot numbering – Number/label the "open space lots" (ie, the land that is not residential dwelling lots); see original comment; Staff finds there are 7 Open Space lots (1 in Block A, 3 in Block B, 2 in Block C). See Staff exhibit on this.*
The open space lots are now labeled.

6. *V1 Comment #4, (Type of Street) Written Maintenance Agreement – Response is ‘provided under separate cover’; this was NOT part of V2 resubmittal; REPEAT.*
This will be submitted under separate cover.
7. *V1 Comment #5, Applicant response of ‘private roads will be within Private Access Easement, These are not noted in the Plans’ – First, this doesn’t answer the main comment about numbering the non-development lots, but Staff cannot locate the term “Private Access Easement” anywhere in the drawings that show the “Private Streets” within the Townhome area. Clarify/explain/revise accordingly.*
The roadways within the townhome portion of the project are labeled with a Public Access Easement along the back of curb. This will be further clarified with the subdivision plat. Non-development lots are now labeled as open space lots.
8. *V1 Comment #11, Regarding Phasing – Applicant response was that there is NO Phasing to this project; Sheets 4.0, 4.3 continues to show in either/both the Utilities Legend and Existing Legend a “Phase line” and “-----” icon. Explain or remove Phase info from Sheet 4.0 and anywhere else.*
The phase lines have been removed from these sheets.
9. *V1 Comment #18 regarding distinguishing “improved” and “unimproved” Open Space - Response is “now noted”. Staff does not observe any such distinguishing revisions; REPEAT. If applicant wishes to defer this to the CID stage, where full Landscaping Plans and constructable Open Space “improvements” will be fully detailed, state/clarify that to clear this comment for now.*
We wish to defer this to the CID stage.
10. *V1 Comment #19, regarding Street A stubbing to south – Response is ROW is being dedicated and cul-de-sac is temporary; Staff observes NO information (drawings or words) indicating these intentions; REPEAT.*
The plans have been revised to show the cul-de-sac as temporary.
11. *V1 Comment #22, regarding ‘private streets’ – Response is ‘private roads will be covered in a public access easement’; see also Comment #7, which relates to V1 Comment #5 – Clearly add/show “Public Access Easement” language all over the “private streets” throughout this Plan set; continue that on the CID plans; and then the eventual Final Subdivision Plat will Record a public access easement for/over the entire planned 46’ Private ROW that Sheet 2.2 has a typical cross-section of/for. The land under the Easement is thus private property to be owned by the HOA; to distinguish it from the adjacent and touching Open Space lots, it should be calculated out as a separate piece of land (calling it ‘Private Street’ is OK as that terminology was already approved via MA 21- 06).*
Noted. Additional notes have been added to the public access easements that will be along the back of curb in the townhome portion of the project.
12. *V1 Comment #23, regarding adding “Public Access Easement” over Streets C & D – There was NO response to this, and the drawings do NOT show any such Easement called out. See other/previous comments on this same topic.*
This was discussed in the TRC meeting – the easements are along the back of curb in the townhome portion of the project. This will be further clarified in the subdivision plat.
13. *V1 Comment #24, regarding extending Street A to south – Response is ROW is being dedicated for a through street, but drawings do NOT indicate this; see previous comment on this same topic.*
The right-of-way has been revised for a future through street. A public access easement has been added around the portion of the cul-de-sac that is not within the right-of-way.
14. *V1 Comment #27 regarding UDO 6.5(b.)/planting strips – Confirm in writing the intention is to provide this level of detail on the future CID plans (see previous comments about pushing full Landscaping details to CID plan set).*
This will be done in the CIDs.
15. *V1 Comment #32 Regarding Sidepath – Per previous comment, include Fee-in-lieu estimate for Sidepath for this area between PIN 1767360281 & 1767350918.*
The FIL will be submitted under separate cover.
16. *V1 Comment #34, Sheet 6.0, line work – See PDF of a Staff sketch with some questions about the line work and V2 added notations.*
These comments have been addressed. Responses are directly on the mark up included in this submittal.
17. *New – Based on lack of Phasing, confirm that one Final Subdivision Plat to record all 91 residential lots (and 6 open space lots) is the intention. IF not, then create Phasing Plan to match the intention of Final Plat recordation.*
This project will not be phased. Phase lines within the legend have been removed. One Final Subdivision is the intention for this project.

18. *New – Sheet 2.1 (and several others) “Site Chart” – 3rd line “Impervious Per Lot” – clarify if this applies to SFD or TH lots; the figure of 3,200 SF is larger than the area of many TH lots, so presume this is solely for SFD.*

This note has been revised to clarify this is for single family homes.

19. *NEW – FYI – MA 21-06 Condition #9 an #11 shall be demonstrated in the future Construction Infrastructure Drawing (CID) plan set.*

Noted.

20. *NEW – FYI – MA 21-06 Conditions #10 and 12 have locations shown in this PSP, but the future CID plan set shall include all details and specs of those features/items. Staff observes Sht 3.0 having a Mail Kiosk Exhibit – please carry this forward into the CID plans also.*

Noted.

PARKS & RECREATION – EDDIE HENDERSON

1. *Please confirm that the Sidepath going north into Kalas Falls ties into Greenway in that subdivision.*

Yes, this side path will tie into Kalas Falls.

2. *Please confirm Sidepath stubs to both the Jarman and Pearce lots.*

A fee-in-lieu of will be provided for these improvements – we are unable to get the required transition lengths due to the small width between these two lots.

3. *Please confirm that the Greenway ties into the Sidepath*

Yes, the greenway will tie into the sidepath when that portion of the sidepath is constructed (not with this project). See my response to #2 above.

ENGINEERING – BRIAN LAUX & JACQUE THOMPSON

1. *See two (2) PDF's – (1) Memo dated 11/30/23 with 18 numbered comments; and (2) Mark-up comments (34) on the PSP plan set.*

Those comments have been addressed and a separate response letter is provided in this submittal.

COR PUBLIC UTILITIES – TIM BEASLEY

1. *See PDF of one (1) mark-up comment on Sheet 5.0 only.*

A utility easement has been added for this new sewer line.

WAKE CO FIRE / EMS – BRITTANY HOCUTT

1. *Please include the cul-de-sac specifications with dimensions in next submittal.*

Dimensions of the cul-de-sac have been added to the plans as required.

NCDOT – JACOB NICHOLSON

1. *A left turn lane on Rolesville Rd will be required of this development. Please revise plans or explain to DOT if/how that off-site improvement is already understood and in the works.*

This was briefly discussed at the TRC meeting. This project will be dedicating right-of-way at the entrance which will include a middle turn lane. A street section for Rolesville Road has been added to this plan set.

We are confident the revisions have addressed your comments. Please don't hesitate to contact me at jklein@american-ea.com if you have any questions or require additional information.

Regards,



Jakob P. Klein, P.E.
Raleigh Office Manager
American Engineering Associates – Southeast, PA, Inc.

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