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December 26, 2023

Ms. Jacqueline Thompson
ColeJenest & Stone
418 S Dawson Street
Raleigh, NC 27601

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

Dear Ms. Thompson,

We are in receipt of your comment letter dated November 30, 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.

COVER

1. *An Engineering Professional Seal will be required.*
Noted. A seal is now provided on this submittal.

SHEET 2.1

2. *Repeat: Open Space area cannot be within the ROW: please revise the area shown along the Rolesville Road.*
Area of open space have been revised accordingly along Rolesville Road.
3. *The concept plan and rendering (MA 21-06) show a connection to the adjacent parcel to the south. The expectation is that there is a future connection to the south. If a cul-de-sac is to be installed, to should be considered temporary. ROW should extend south for future connection and cul-de-sac would be encompassed in an easement.*
The cul de sac will show a public access easement for the temporary cul de sac. The ROW will extend to the property line for future connection to the south.
4. *At this time, the Town is open to discussing a fee-in-leu for this section of frontage improvements that cannot be constructed as part of this project. Town Planning will need to provide details.*
Noted.

SHEET C2.2

5. *NCDOT details should be used for pedestrian ramps*
Noted. The appropriate details are now provided in this submittal.

SHEET 3.0

6. *While we understand this connection will need to be a coordinated item, off-site improvements should be noted as "by others". To provide a plan approval, it needs to be clear to the Town who is responsible for what and who will for what. Off-site improvements will need approval for the work to occur. For this project, the work should stop at the property line and the north property line and the property line and the north property would then connect to at the time of their construction. If they construct first, they would construct to the property line and then this project would connect.*

- a. *Please provide clarity what is being constructed as part of this project; any construction by others (or existing infrastructure) should be grey rather than black.*

The pavement lines outside the property are now grey as they will not be constructed with this project.

SHEET 3.2

7. *Add sidewalk and handicap ramp for access to picnic shelter.*

Access is now shown to be provided to the picnic shelter.

SHEET C4.0

8. *Consider a revision in the SCM Access Easement to go through parking lot. Consider curb style for SCM access.*
 - a. *The current proposed layout would require a vehicle to cut across the curb and drive part of the vehicle on the curb and part in the greenspace.*

The layout has been updated to provide adequate access.

SHEET 4.1

9. *It appears there were several locations with wetland impacts. Please clarify if these are being addressed with the required permitting.*
 - a. *These areas have been highlighted on the markups with a yellow and red patch.*

This matter will be handled with required permitting.

SHEET 4.2

10. *Please confirm the dimensions and scale of the sheets. It appears the 20' drainage easement near Lot 20 I s 40'.*

All plan sheets have been checked for scale accuracy. Any inconsistencies have been addressed.

SHEET 6.0

11. *The rest of the plans plot well and area easy to follow, We recommend cleaning this sheet up to look similar. Labels, text size, and linework are more difficult to follow on these sheets.*

- a. *This comment also applies to Sheet C6.1*

Labels, text size, and linework have been revised for clarity.

12. *CB structures are not shown in the curblines. Please review and adjust accordingly.*

The catch basin symbols are inserted on the curb line. The insertion point on the catch basin is correct to allow the structure label to read the correct elevation on the surface. Catch basin details will be added to the construction drawings to ensure they will be constructed correctly.

13. *Consider removing the bike lane leader since no striping is shown on this sheet.*

The bike lane leader has been removed.

14. *Please clarify what the 758A label is for.*

This label was used to label an existing structure. A new label has been provided for more clarity.

15. *Label the taper length from what appears to be sidewalk to greenway.*

Tamper length is now provided between the sidewalk and greenway.

- a. *Label/show hatching or materials.*

Noted. Hatching has been revised.

- b. *This comment also applies to Sheet C6.1*

Noted. Hatching has been revised.

16. *Please clarify the material for the material for the sidepath.*

Materials are now provided clearly on plans.

- a. *This comment also applies to sheet C6.1*

Noted. Materials are now provided clearly on plans.

17. *Please include a typical section to define the land width being provided, type of curb, etc.*

Details of typical sections now provided.

SHEET C6.1

18. The linework appears to have the curb extended here, but tapers in width. On previous sheet it ends completely. Please review and adjust for consistency across sheets.

Curb linework has been updated.

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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