



December 23rd, 2024

Town of Rolesville Planning  
c/o Michael Elabarger  
PO Box 250,  
Rolesville, NC 27571

Subject: **Kalas Falls Phase 5: PSP-24-04  
CD Submittal #1 –Comments Received during Preliminary Plan for CD's  
Response Letter**

Dear Mr. Elabarger,

Please see responses below for PSP-24-04 comments received during the Preliminary Plat Review Process:

1. Comment: Please rename to "Street front Type D Buffer."  
**Response: Buffer has been renamed to Street front Type D buffer.**
2. Comment: Please confirm all streetfront tree spacing is not less than 25 feet between trunks or clusters at maturity per 14.6.7 (4).  
**Response: Street front tree spacing has been confirmed to be 25ft between trunks.**
3. Comment: Unclear what this area is. Does the applicant intend to utilize existing vegetation here to meet buffer requirements? If so, this sheet should clearly state what that existing vegetation is and how it satisfies buffer  
**Response: Area was left unplanted due to a drainage easement. Drainage easement is for a ditch. Buffer plantings have been added to uphill side of the ditch within the easement to satisfy buffer requirements.**
4. Comment: Please advise as to how this property boundary requires a 25' Type A Buffer? According to iMaps, the adjacent property is vacant and residentially zones (Waked County R-30), therefore, the required buffer type is a 25' Type B.  
**Response: The property PIN 1767.01-06-9438 is a Bonefide Farm requiring a 25' Type A buffer.**
5. Comment: Street front Type D buffer and 25' Type B buffer shall extend the entire length of this property line.  
**Response: Along this stretch of property line there is not enough room for both the Street front Type D buffer and the 20' Type B buffer; the buffer planting continues the length of the property line. On the other side of the street the grading is incompatible with continuing the Street front Type D buffer.**

6. Comment: These buffer types are not being shown on the landscape plan itself. We believe the widths of these two buffer types should be flipped.  
**Response: Buffer plantings have been flipped to match buffer types appropriately.**
7. Comment: For Construction Drawings, please include a signing and striping plan.  
**Response: A pavement marking and signage plan has been included. Please see sheet CS110.**
8. Comment: Label the width and material of greenways and sidewalks on the site plan.  
**Response: The greenway has been labeled on the site plan. Please see sheets CS100, CS401, CS402, and CS403.**
9. Comment: Show driveway locations on CDs.  
**Response: Driveways have been shown on the plans.**
10. Comment: Label ADA accessible parking on the site plan.  
**Response: The accessible parking spaces have been labeled on the site plans. See sheets CS401, CS402, and CS403.**
11. Comment: With the CD set, please include barricades for dead end roads/future extensions.  
**Response: The barricade has been shown for the future road extension. See CS403.**
12. Comment: For CD's, please include details that are relevant to the plans and remove any that are not used on site.  
**Response: The details have been revised to only reflect what is relevant to this project.**
13. Comment: For CDs, please confirm driveway locations; the Town prefers catch basins to not be within driveways.  
**Response: Driveway locations have been added to plans. Catch basins are not located within them.**
14. Comment: Confirm there is enough room between the ramp and the catch basin for the curb transition.  
**Response: Catch basin has been moved slightly to provide room for the transition.**
15. Comment: Provide headwall detail in CD set.  
**Response: A headwall detail has been added. See sheet CD500.**
16. Comment: Street trees may interfere with townhome driveways. Confirm placement during CD submittal.  
**Response: Placement of street trees do you interfere with townhome driveways.**

17. Comment: Confirm there is enough room between pedestrian ramp/driveway wings and the catch basin for the curb transition. If curb transitions are not standard, please define them in the plans with either notes, leaders, or a detail.

**Response: All catch basins should have adequate clearance for the curb transitions.**

18. Comment: Please confirm if the intent is to take out the pipe, or plug is, adjacent to the phase line on the north once construction is complete so that flow must go to Phase 3 SCM 3B.

**Response: See construction sequence provided on sheet CE500. A plug is to be utilized to block conveyance to SCM #3B until the site is fully stabilized and inspection has been approved.**

19. Comment: The grading in the "Proposed 100-Yr Flood line" does not seem to align with the proposed intent. The outlet pipe doesn't appear to be collecting anything based on the contours. If creating a new floodplain, the grading should reflect this. Please review and revise either the storm system or the contours.

**Response: Per preliminary review conversations, the "100-Year Flood Line" note was inaccurate. It was determined during a Wake County Flood Study that the backwater elevation (staging up within the pipe) would be 362.20' if the existing Kalas Falls Pond was to breach. The callout has been updated on applicable sheets. The delineated area for the backwater elevation has been revised to proposed grading.**

20. Comment: Show the offsite grading around the site to better understand how the proposed grading will be tying in, and to ensure that no drainage issues will be created on the adjacent properties.

**Response: Offsite grading plan has been added.**

21. Comment: The grading plan shows several low spots where it would seem that yard drains may be necessary. Please review the grading and revise accordingly.

**Response: Yard inlets and/or flared-end-sections have been added a low points in the proposed grading to convey storm drainage appropriately.**

22. Comment: Determine if guardrails are needed on both sides of road beyond sidewalk and greenway.

**Response: Pedestrian safety rail has been added to both sides of the street. See CS403.**

Sincerely,



Roman Cook  
Project Engineer  
American Engineering Associates – Southeast, PA