



April 01, 2025

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 January 4, 2024 for the above referenced Preliminary Subdivision Plan. The following have been uploaded for your review and approval:

- Referenced Preliminary Subdivision Planset

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

PLANNING / ZONING – MICHAEL ELABARGER

- 1. CONTINUE TO - Provide a written response to ALL comments; mark-ups to mark-ups is fine. Responses have been written for all comments. Mark-ups were not necessary for this response letter.
2. CONTINUE TO - Revise the DATE/add revision date to the Plan set. The date on the planset has been revised to reflect the 3/1/2024 Preliminary Plat submittal #4. Revision dates will be provided on the title block for any plan updates following approvals.
3. Regarding the approximately 60' wide "finger" of property between PIN 1767360281 & 1767350918 - a. Applicant intends to pay a fee-in-lieu (FIL) of Construction for this, response states Cost estimate is TBD under separate Cover - please provide for Town Engineer and Inspector to vet. A note has been added to the cover sheet that the cost estimate for the fee-in-lieu will be provided in the CID stage.
4. NEW - All drawing sheets where Streets A and B are shown - change the reference to "Street #, 50' PUBLIC R/W". Street A and B reference has been updated on all sheets to "Street #, 50' PUBLIC R/W".
5. V1 & V2 Comment about Open Space - Sheet 2.1 for Open Space calculations -- This is "open space calculations" on Sheet 2.1 ??:

LAND USE LEGEND:
TOWN HOUSES 179,176 SF
SINGLE FAMILY 234,676 SF
OPEN SPACE 670,777 SF (17,258 SF UNIMPROVED, 653,519 SF IMPROVED)
Preliminary Plat for Tucker Wilkins Tract LOT AREAS, OPEN SPACE AND LAND USE PLAN
Rolesville Water Control

Open space calculations have been verified and split out into active/passive open space. A table including open space calculations has been added to the cover sheet and lower right corner of sheet 2.1.

6. *REPEAT - (Type of Street) Written Maintenance Agreement – Applicant Response is (AGAIN) ‘will be provided under separate cover’ – Please provide for review.*

A written maintenance agreement has been provided with this submittal.

7. *Regarding ‘private roads will be within Private Access Easement – part of Response is “this will be clarified with subdivision plat” – THIS IS THE SUBDIVISION PLAT; Final Plat is a recordable version of the Preliminary, new information should NOT be introduced on Final Subdivision Plats – flesh this topic out now.*

The roadways within the townhome portion of the project are labeled with a Public Access Easement. The Public Access Easement is proposed to be 46’ wide, and the width varies in several areas due to on-street parking. The Public Access Easement line is noted on all site sheets. The proposed Public Access Easement can also be seen on the typical section on sheet 2.2, “27’ Roadway on a 46’ Public Access Easement”.

8. *FYI – Per response, Applicant wishes to defer the distinguishing between “improved” and “unimproved” Open Space to CID stage, where full Landscaping Plans and constructable Open Space “improvements” will be fully detailed.*

Open space distinguishing will take place in CID stage.

9. *NEW – with Street A terminating at PIN 1767253122 by showing full 50’ ROW, but only constructing a portion of actual street (including a temporary cul-de-sac bulb for turn-around movements) – how will this street get completed in Tucker Wilkins when the south property develops and connects? Staff suggests Applicant construct the full roadway to the south property boundary, inclusive of the temporary turn-around. Applicant shall create a Covenant for the future HOA that upon Street A being connected to from the southern property, the HOA shall pay to demolish the turn-around and complete final construction of a straight street. This topic can ultimately be deferred to CID review, and then at time of Final Subdivision Plat approval, the recorded covenant as described.*

The property to the South is located within Wake County’s jurisdiction and is currently zoned, CU-GB. For this connection to be required in the future, Wake County would have to require the future development connect. Has Rolesville discussed this connection with Wake County? It would be unrealistic to expect the HOA to fund a future road connection. We have shown the required cul-de-sac for fire turn around and provided an access easement for the future road connection. At the time the adjacent parcel is developed, that project owner can utilize the access easement to build the road and remove the cul-de-sac. That property would then have to record the new R/W and abandon the R/W for the cul-de-sac.

10. *REPEAT - V1 Comment #23, V2 Comment #12 – Applicant response is that the “Public Access Easement” over Streets C & D “will be further clarified in the subdivision plat” – THIS IS the Subdivision Plat for the entire project, SFD and TH lots, following by Construction Infrastructure Drawings, then recordable Final Subdivision Plats. Explain or expand on what the Response was meant to mean.*

The roadways within the townhome portion of the project are labeled with a Public Access Easement. The Public Access Easement is proposed to be 46’ wide, and the width varies in several areas due to on-street parking. The Public Access Easement line is noted on all site sheets. The proposed Public Access Easement can also be seen on the typical road section, see sheet 2.2: “27’ Roadway on a 46’ Public Access Easement”.

11. *FYI – Per response, regarding UDO 6.5(b.)/planting strips, Applicant intends to provide the level of detail on the future CID plans necessary for review of compliance.*

Noted, This will be provided in the CID’s as requested.

12. *FYI - Per Applicant response, a Fee-in-lieu estimate for Sidepath for the area between PIN 1767360281 & 1767350918 will be done during CID or Final Subdivision Plat reviews.*

Noted, This will be provided in the CID’s as requested.

PARKS & RECREATION – EDDIE HENDERSON

1. *Confirm that there will be a crosswalk (paint stripes) where Greenway crosses Street A.*
Cross walks have been added to all pedestrian street crossings across the site. 4" paint strips are proposed internal and high visibility crosswalks are proposed in the right-of-way.
2. *Area Between the Jarman and Pearce lots - Staff acknowledges fee-in-lieu [FIL] request for Sidepath along Rolesville Rd. in this area; Parks defers to Planning for the next steps on FIL for Sidepath and connecting section of Greenway as part of overall FIL proposal for this short road frontage area.*
Noted, thank you. A 20' greenway easement has been added to the plans. For the future connection to the sidepath along Rolesville Road, the Town can utilize this email for construction.

ENGINEERING – BRIAN LAUX & JACQUE THOMPSON

1. *See two (2) PDF's – (1) Memo dated 1/30/24 with 5 numbered comments; and (2) Mark-up comments on the PSP plan set (appears to be on just 3 sheets).*
Those comments have been addressed and a separate response letter is provided in this submittal.

COR PUBLIC UTILITIES – TIM BEASLEY

1. *Approved by Raleigh. - Condition of approval, since this development plan is relying upon improvements by Kalas Falls for water and sewer, these utilities onsite and offsite for Kalas Falls must be installed, inspected and accepted by Raleigh prior to approval of CDs.*
Noted, thank you.

WAKE CO FIRE / EMS – BRITTANY HOCUTT

1. *Per comments left 1/2023, cul-de-sacs shall be minimum 80 ft (current Plat show 70ft). Revise plans to comply.*
The cul-de-sac has been increased to an 80-ft diameter from center to edge-of-pavement. Dimensions of the cul-de-sac have been updated accordingly.

NCDOT – JACOB NICHOLSON

1. *No further comments.*
Thank you.

WAKE COUNTY WATERSHED MANAGEMENT – JANET BOYER

1. *V3 - No further comments. Construction drawings will be required to meet all Wake County permitting requirements.*
Noted, thank you.

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.