



**American Engineering Associates-
Southeast, PA**
4020 Westchase Blvd, Suite 450
Raleigh, NC 27607
919.469.1101
Info@american-ea.com

October 29, 2024

Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

Attn: Michael Elabarger, Planning & Zoning
Jacob Nicholson, NCDOT
Eddie Henderson, Parks & Recreation
Brian Laux & Jacqueline Thompson, Engineering

Re: **PR 22-01- Preserve at Moody Farms Preliminary Plat - 6th Submittal
6th Submittal, PR22-01; AE Project #R210002**

Dear Mr. Elabarger,

We are in receipt of your comment letter dated October 4, 2024, for the above referenced preliminary plat. The following have been uploaded for your review and approval:

- Revised Preliminary Plat
- Comment Response Letter

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

Planning & Zoning (Michael Elabarger):

Below are the responses to the most recent set of comments received on August 1, 2024:

1. Continue to add Revision Date(s) to plans.

Response: Noted. Revision dates have been added for this submittal

2. Continue FYI – Regarding the Comment to explain the state of Rolesville Rd. widening and MA 21-05 Condition #5 states “Onsite Construction shall not commence until the Kalas Falls Rolesville Road widening project is completed. – consideration of this can be addressed again during the CID plan review; CID Approval can’t occur until the off-site road improvements are completed.

Response: Noted. This will be addressed during the CID review.

Engineering (Brian Laux/Jaque Thompson):

3. Repeat: The town prefers a minimum of 20' easements unless conditions do not allow. There are drainage easements that were previously shown as 20' that have been reduced to 18' and 16'. Please increase these easements back to 20'. This comment applies to all pages in which drainage easements are shown.

Response: The easements have been revised to 20'.

4. Repeat: Please adjust how the construction done "by others" and proposed construction is depicted. In this submission it is hard to determine where construction begins for this project and where construction ends for the "Kalas Falls Phase 1" project. Particularly for the portion of the greenway trail along Woodlyn. The greenway trail is shown in a solid black (not grayed back) past the point that is labeled "end of construction" for Kalas Falls Phase 2. This conflict in color and labeling adds confusion as to where one phase ends and another begins.

Response: Additional notes have been added and linework has been shaded back to clarify where construction of Kalas Falls construction begins and ends.

5. There is a callout for a fire hydrant along Woodlyn Park Dr, however no linework is shown. Please add linework showing this hydrant to the plans.

Response: Fire hydrant linework has been added to the plans and grayed back.

6. Storm was adjusted near CB-319 and YI-324, however the easement was left as is. The storm easement should be adjusted so that it is shown and centered around the proposed storm pipes.

Response: The storm easement has been revised so that it is shown and centered around the proposed storm pipes.

7. Please show contour labels on the proposed swales near lots 73-77, similar to what was shown on previous submittals. This also applies to Sheet 4.3.

Response: Contour labels have been added to the proposed swales.

NCDOT (Jacob Nicholson):

8. The AADT for this section of Rolesville Rd is > 4000; full access will require a left turn lane. If Left-Turn Lane is not installed, the access will be restricted to right-in/right-out only. Determine at CID Plan review.

Response: A left turn lane was added with the previous submittal as required. Additional details of the left turn lane will be added during the CID plan review. A note has been added to Sheet 2.5 showing left turn lane.

Parks & Recreation (Eddie Henderson):

9. Please consider revising to show entire Greenway easement to be 30' where possible. The 20' greenway easement is an old standard, and the Town has learned it does not afford even minimally adequate space for maintenance work.

Response: The greenway easement has been expanded to 30' where possible and the easement has been dimensioned in the plans showing the varying widths. As discussed in the TRC meeting, the easement has not been expanded near any proposed lots to avoid any additional encumbrance.

10. Either here on the Preliminary Subdivision, or the next-step Construction Drawings, add and utilize the Greenway boardwalk detail per the Standard Engineering Manual (link below). While this subdivision is vested to the UDO, in effect at the time of the original entitlement, there is no vesting to construction specifics (which did not exist at the time of this projects UDO entitlement) such as this. This project has chosen to pursue subdivision approval at this time (now 2024), and this Manual exists at this time, and is to be followed, as it contains the standards for construction of (Greenway boardwalks) constructed in 2024 and beyond. <https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf>

Response: The greenway boardwalk detail, as shown in the Standard Engineering Manual, was included in the previous submittal on sheet 2.3B in the upper right-hand corner. No additional details have been added to the plans.

If you have any further questions or comments regarding the responses or plan revisions provided, please feel free to call or email me.

Thank you,



Jakob P. Klein, P.E.
Raleigh Office Manager
American Engineering