


FSP-23-03 – 1101 Averette Minor Final Plat – 1st Submittal review cycle

START DATE: <b>APRIL 4/6/23</b>	DUE DATE: <u>05-08-23</u>	TRC/STAFF Comments issued on: <u>05/08/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>1. Provide a written response to ALL the comments.</li> <li>2. Revise Dates on all submittal materials to reflect a 2<sup>nd</sup> submittal.</li> <li>3. Pursuant to COR-PUD’s comment, please discuss with Staff the submittal of a Construction Infrastructure Drawing (CID) application.</li> <li>4. <u>Zoning Districts</u> - The property is split-zoned via an oddly shaped line; unless Applicant intends to develop property under current RL/RM-CZ, Staff encourages Applicant to process Rezoning to alleviate this split-zone line, and then (subdividing into the 2 lots). Staff’s concern is the future impact of development regulations (derived from the Zoning District) such as zoning/use bufferyards, building setbacks, etc. Platting then zoning is out of order in Staff’s experience but this plat can proceed and face those challenges later.</li> <li>5. <u>Right-of-way dedication</u> – None is shown; see Engineering comment on this topic.</li> </ol>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> <li>1. Please confirm the intent for driveway access. Consider an easement for a shared driveway to eliminate the possible future issue of having two driveways too close.</li> <li>2. ROW dedication will be required to meet the CTP requirements for a 4-lane divided roadway. This would result in a total 110’ ROW.</li> <li>3. See PDF of mark-up comments on the Final Plat, which reflect the above Comments.</li> </ol>	
COR Public Utilities Tim Beasley	<ol style="list-style-type: none"> <li>1. Before Raleigh will approve this proposed subdivision, public sanitary sewer must be extended to all lots within the subdivision and also sanitary sewer must be extended to the upstream adjacent parcel to this subdivision, 1109 AVERETTE RD.</li> </ol>	
NCDOT – Trevor Darnell / Holt Willis	Will need to discuss proposed driveway location(s). Beneficial to consolidate to one driveway.	
Wake County Fire / EMS - Brittany Hocutt	No comments provided; none were expected – Fire Code to apply to future site development.	N/A
Parks & Recreation - Eddie Henderson	No comments	
Wake County Watershed Management - Janet Boyer	No comments.	