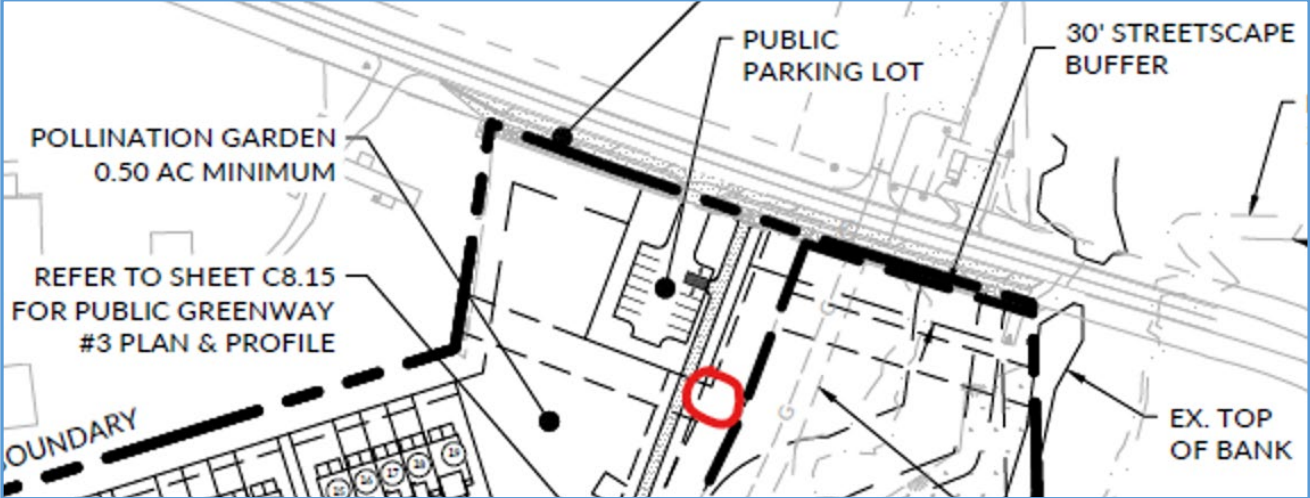


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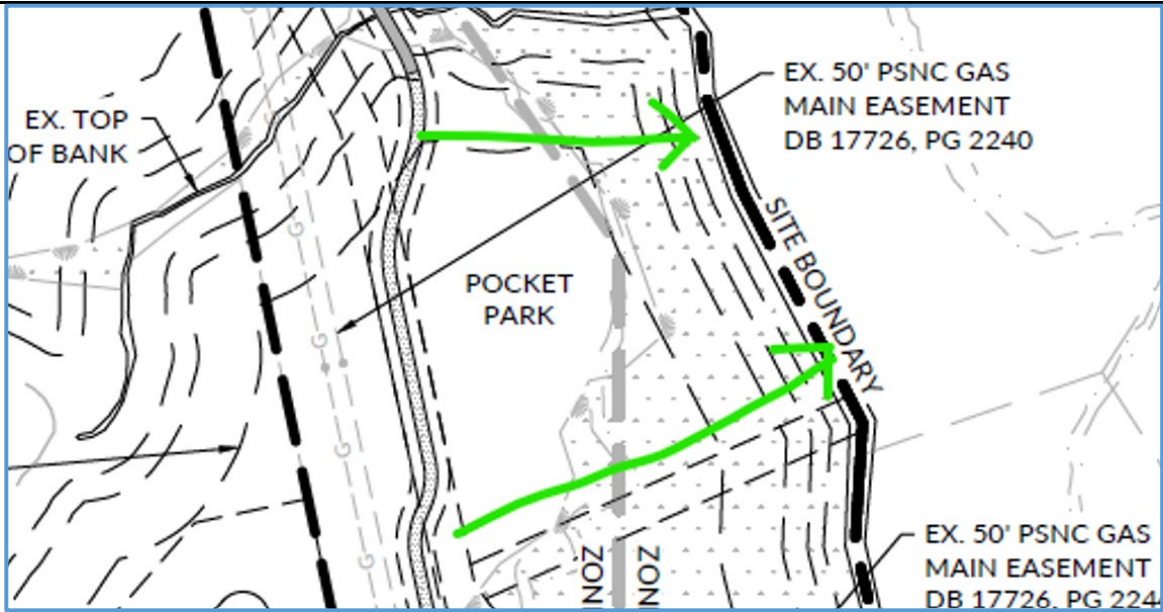
START DATE: <b>NOVEMBER 2024</b>	DUE DATE: <u>  12-09-24  </u>	TRC/STAFF Comments issued on: <u>  12/07/2024  </u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. Reduce Plan set file size, “OPTIMIZE”, to ensure plan set is the least KB possible. IF over 100MB, split into EQUAL file size parts.</li> <li>4. Add “CID-24-06” to the Cover sheet (completing the CID-YR-XX) and on every plan set sheet.</li> <li>5. Cover Sheet/Site Data table – revise this to state “Preliminary Subdivision Approval: PSP-24-02, &lt;&lt;date&gt;&gt;” . The big CID in the center of Cover, &amp; inclusion on each sheet, covers the App # reference for THIS application/plan set.</li> <li>6. <u>Cover Sheet/Zoning Data table</u> – for/under the RH-CZ column, it is missing the LDO Section 3.1.3/Table 3.1.3 standard for minimum building separation of 30’; this should have been fleshed out on PSP, apologies if it was not a comment then. Please revise to express this unique-to-Attached Sf standard.</li> <li>7. <u>Cover Sheets/Notes #1</u> – This is exact same Note as is on the PSP; Should this not say “Construction Infrastructure Drawings” rather than [PSP] or perhaps ‘this CID, and the pre-requisite approval of the PSP’, or similar, to convey the cumulative building of development entitlements all grounded in the (LDO version at time of initial entitlement)? Staff is happy to wordsmith w/ Applicant this recurring situation across all (Town) developments.</li> <li>8. <u>Cover Sheet – Infrastructure Data Table</u> – consider renaming to ‘Infrastructure/Phasing Data table’ to emphasize the Phasing aspect.</li> <li>9. <u>Cover Sheet – Infrastructure Data Table</u> – Are all ‘Streets’ the same, presuming 50’ ROW residential streets? If so can a notation or note expressing that that is their size/scope/detail. IF various widths, notate that. This will be a requirement on eventual Final Plats, which directly relates to Town’s Powell Bill program. Thank you.</li> <li>10. <u>Sheet L1.08 Landscape Plan</u> – This note is in essence declaring Non-compliance and requesting a “variance” from the LDO; revise it to speak to an ‘in the future’ site inspection (during actual construction) by the LDA to determine if existing vegetation = the required minimum landscaping. Staff is happy to consider, case by case, existing conditions and non-disturbance in favor of disturbance for Buffer installation.</li> </ol> <div style="background-color: yellow; padding: 5px; margin: 10px 0;"> <p style="font-size: small; margin: 0;">NOTE: TYPICAL BUFFER DETAIL IS INTENDED FOR WHERE SUPPLEMENTAL PLANTING IS REQUIRED IN LIEU OF EXISTING VEGETATION. IN AREAS OF EXISTING MATURE VEGETATION THAT EXISTING PLANT MATERIAL SHALL BE USED TO FULLY MEET THE BUFFER REQUIREMENTS.</p> </div> <ol style="list-style-type: none"> <li>11. <u>Sheet SL1.00</u> – This says that 81 poles are to be installed;</li> </ol>	

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	<p>a. Provide a table that breaks down the number of Street light poles in public right-of-ways, by Phase. This will be required to determine the one time \$650/pole fee at time of Final Plat submittal/review. Poles in private parking lots should be noted as such (they can still be counted, so that all [81] poles in the subdivision are counted and reflected, but the important aspect is those in public ROW). It would be great if the poles were numbered to assist with this. Also:</p> <p>b. <u>LDO 6.6.G.13</u> – “<i>Light fixtures shall not exceed thirty (30) feet in height in vehicle use areas (such as rights-of-way and parking areas).</i>” – SL1.00 indicates maximum height to be 35’ – revise to comply.</p> <p>12. Please note the new Rezoning application to the east (REZ-24-04). Though late-coming, please consider synergies and efficiencies that may be possible with this project; see Parks comment.</p>	
<p>Parks &amp; Recreation - Eddie Henderson</p>	<p>1. Revised and add/include the Greenway path and boardwalk details per the Standard Engineering Manual (link below). This Manual contains the standards for construction of (Greenway boardwalks) constructed in 2024 and beyond. <a href="https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf">https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf</a></p> <p>2. Revise to show 10’ by 10’ Outdoor Museum Station near public parking lot off of Fowler Road; see clip below. Staff and Planning Board members have discussed this in the past about this monument at this location.</p>  <p>3. Please refer to REZ-24-04, adjacent/east of Broadmoor, submitted by Hopper Communities. Please consider revising Greenway to provide stub to property line with this parcel to facilitate the Connection of Greenways of Broadmoor, Rolesville Crossing and this future development for the benefit of all residents. (See attachment for potential stub locations near pocket park) (Note, it may be too late for this comment, but even a Greenway easement would provide future potential for pedestrian connectivity.)</p>	

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Engineering - Jacque Thompson	See the Three (3) PDF's -- #1 – Written Memo with 56 Comments; #2 – Markups on Plans part 1; #3 – Markups on Plans Part 2.	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on 12 select Sheets from CID Plan set Part 1 – there appear to be 15 entries/comments.	
Wake Co Fire / EMS - Brittany Hocutt	Move/Remove TREES that are shown to be near or on TOP of Fire Hydrants. Field verification of this will occur upon project completion.	
NCDOT – Jacob Nicholson	See two (2) PDF's for "E24-00968" – mark-ups issued via NCDOT portal on 11-24-2024.	
Wake Co Watershed Mgt – Janet Boyer	No comments were received; are SEC / SWF Permits submitted yet to Wake Co. ? Applicant should contact Wake Co. directly and provide a "Status" as response to this Comment w V2 submittal.	TBD

