


PR 22-01 – Preserve at Moody Farms – 2nd Submittal review cycle

START DATE: 11-08-22	DUE DATE: __11-22-22__	TRC/STAFF Comments issued on: __11 / 23 / 2022__
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Review Group	Staff	RCVD:	Comments	Cleared Comments
Planning & Zoning	Michael Elabarger		<ol style="list-style-type: none"> <li>1. See PDF of Plat Mark-up comments on these 3 sheets – Cover (1/23), 2.0 (3/23), 2.4 (8/23).</li> <li>2. Continue to add Revision Date(s) to plans.</li> <li>3. Explain how much Right-of-way is being dedicated along/for Rolesville Road. Sheet 2.0, Site Information table, states ‘Dedicated Row : 0.14 ac [~6,100 SF].’</li> <li>4. MA 21-05 Condition #5 states “<i>On-site Construction shall not commence until the Kalas Falls Rolesville Road widening project is complete.</i>” Several points/questions:               <ol style="list-style-type: none"> <li>(1.) Where does that road widening project stand today?</li> <li>(2.) Regarding ‘on-site construction’ – Staff infers this to mean any land disturbance whatsoever, even mass grading.</li> <li>(3.) Regarding “complete”, Staff infers this to mean operational/open to the public.</li> <li>(4.) If Developer disagrees with either/both (2.) / (3.), please initiate conversation.</li> </ol> </li> </ol>	
Engineering	Brian Laux / Jacqueline Thompson	11/21/22	See two PDF’s – (1.) Written Memo comments dated 11-21-2022, and (2.) Plat Mark-up comments.	
COR Utilities (W/WW)	Tim Beasley	11/22/22	The preliminary plat is showing 30’ COR Utility Easement in open space 6 block E but no pipe. Public sanitary sewer should be extended to these upstream adjacent parcels. This should be updated prior to approval.	
NCDOT	Matt Nolfo	11/22/22	<ol style="list-style-type: none"> <li>1. Turn lanes will be required on Rolesville Road</li> <li>2. Lot 1 will likely require access from Clover Cottage Lane (Not Mulberry Tree Drive)</li> </ol>	
Parks & Recreation	Eddie Henderson	11/8/22	<ol style="list-style-type: none"> <li>1) <u>SIDEPATHS</u> - The sidepaths along Woodlyn Park Drive and Mulberry Tree Drive are both shown to be 8’ wide. Per the 2002 Open Space and Greenway Plan (find it here: <a href="https://www.rolesvillenc.gov/planning/adopted-policy-plans">https://www.rolesvillenc.gov/planning/adopted-policy-plans</a> ), the minimum width for a multi-purpose path is 10’. Per Condition #3 of MA 21-05 (find it here: <a href="https://www.rolesvillenc.gov/projects/preserve-moody-farm-hollingsworthmoody-">https://www.rolesvillenc.gov/projects/preserve-moody-farm-hollingsworthmoody-</a></li> </ol>	

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			<p><a href="#">property</a> ) sidepaths are to be 10' wide. Staff acknowledges the applicant responses that cite environmental reasons for these being &lt; 10'. <b>Revise sidepaths to be 10' wide.</b></p> <p>2) <u>UDO Section 7.3.2.1.</u> – Stream Protection Buffer Section 1 – Only certain items – Not including Greenways – are permitted within 50' Neuse Riparian Buffer (NRB). Staff acknowledges the trail location may vary when full construction drawings are completed, but Greenway is not permitted in this first 50' of NRB. <b>Relocate proposed Greenway out from 50' NRB.</b></p> <p>3) <u>Sheet L3</u> - Staff recommends that Ulmus parvifolia NOT be planted on this site, as it is considered to be invasive. <a href="https://plants.ces.ncsu.edu/plants/ulmus-parvifolia/">https://plants.ces.ncsu.edu/plants/ulmus-parvifolia/</a> . Please see the following links for alternative tree species: <a href="https://ncwildflower.org/recommended-native-species/">https://ncwildflower.org/recommended-native-species/</a> and <a href="https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants">https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants</a> . <b>Revise Sheet L3 Plant Schedule to not include Invasive Species.</b></p>	
Fire / EMS	Brittany Hocutt	1/31/22	No Comments	
Watershed Management	Jeevan Neupane	1/28/22	No Comments specifically on the Preliminary Plat, but see the PDF of email with FYI comments on future Construction Drawings.	