






SP 21-05 – Preserve at Jones Dairy CENTRAL - TOWNHOUSES – 4th Submittal review cycle

START DATE: 02-09-23	DUE DATE: <u>02-17-23</u>	TRC/STAFF Comments issued on: <u>02 / 17 /202</u>
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Review Group	Staff	Comments	Cleared Comments:
Planning Dept. Michael Elabarger		<p>#1-4 are FYI's and indicate the possible future implications that not addressing them on Site Plan (Preliminary Subdivision Plat) may have.</p> <ol style="list-style-type: none"> <li><b>FYI</b> – The Phasing Comment was not addressed. Approval of SP 21-05 and the deviating Phasing from the Town Board approved SUP 21-02 Amendment to the Phasing Plan does not constitute Town Staff approval of an alternate Phasing Plan. SP 21-05 is being approved with an erroneous Phasing plan and Final Subdivision Plats will be required to comply with SUP 21-02. The original Comment = <i>"Sheet C2.0 (3 of 5) - The Phasing Data Table does not match the approved, revised Special Use Permit Phasing Plan (SUP 21-02) as approved on August 3, 2021. SUP Townhome Phasing: 1-62 / 2-31 / 3-26 / 4-25 / 5-35 units. Site Plan Phasing: 1-70 / 2-22 / 3-43 / 4 – 44 (there is no 5<sup>th</sup> Phase)."</i></li> <li><b>FYI</b> – Comment regarding removing the "middle line" that looks to be on every front driveway was not addressed; if presented on Final Subdivision Plats expect comment.</li> <li><b>FYI</b> – Comment "Replicate the Tree Save Areas shown on Sheet C1.0 (near PIN 1850802341) onto Sheets C2.0/C2.1." was not addressed; expect comment on Final Subdivision Plat.</li> <li><b>FYI</b> – Comment regarding SUP Condition Item 4A about providing a Playground in the Townhome area was not addressed; this will be reviewed for compliance at Final Subdivision Plat; see CD 20-05 Approval Note.</li> </ol>	
Engineering – B&M / CJS	Brian Laux / Jacque Thompson	No further comments.	
Parks & Rec	Eddie Henderson	No further comments.	
COR Utilities	Tim Beasley	No Comments received – contact COR-PUD directly	n/a
NCDOT	Matt Nolfo	NCDOT has no further comments.	
Fire / EMS	Brittany Hocutt	No further Comments.	
Watershed Management	Jeevan Neupane	<i>"Central is same as the north. Any changes to approved plan should directly uploaded to energov as resubmittal for review. We will have 15 days to review once revised plan submitted. It should be done by the developer or engineer. "Barring any changes as described - No Comments submitted/Approval.</i>	