

TA-23-05 – Townhome Lot Frontage – V1 Submittal review cycle

START DATE: <b>MAY 5/5/23</b>	DUE DATE: <u>06-02-23</u>	TRC/STAFF Comments issued on: <u>06/05/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	See PDF of written Memo comments analyzing and providing Comments on the proposed language. Staff and Applicant should meet further to work through the Comments and understand the depth and breadth of the LDO sections that may relate to or be affected by the Amendment.	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	<ul style="list-style-type: none"> <li>• Engineering supports requiring sidewalk abutting private access drives akin to how public streets would require them.</li> <li>• City of Raleigh has stated that evaluating their utility easements with adjacent storm drainage will be a case-by-case basis, but they will require a minimum of 35’ easement for sewer and water.                             <ul style="list-style-type: none"> <li>○ When looking to have storm, sewer and water, a 20’ public access easement will not account for providing access to all three utilities, so the necessary width to provide all these, anterior to the typical 50’ public right-of-way width, must be investigated and determination of what can be actually built must occur.</li> </ul> </li> <li>• If no utilities, or just storm, private roads (ie access easements) work great and 20’ would be acceptable.</li> </ul>	
COR Public Utilities Tim Beasley	No comments received.	n/a
Wake County Fire / EMS - Brittany Hocutt	No comments; Fire Code does not apply to Single-family Attached (Townhome) residences/buildings.	n/a

