


CID-24-01 – Point South Pkg 3, Ph 8 & 14 – 1st Submittal review cycle

START DATE: JANUARY 01-04-23	DUE DATE: <u>02-05-24</u>	TRC/STAFF Comments issued on: <u>02/05/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a Written response to ALL the comments received. 2. On Plan set – bubble/cloud/ enumerate the revisions made for clarity in the re-review. 3. Revise all dates of materials, adding a revision date to the original/prior dates. 4. Add “CID-24-01” prominently on Cover Street, above the bold line of “Construction Drawings – Package 3”. 5. Add “CID-24-01 on ALL the sheet, preferable in the same place in the side banner bar that runs vertically. 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Sheet C0.02 - Revise to show the Greenway connecting near corner of the NCDOT property as is shown on other sheets. It currently shows it stubbing to the NCDOT property and <u>not</u> connecting. 2. sheet C0.02 - Revise to graphically show the Greenway (scaled 10’ pathway) within/inside of the easement as it is shown in previous phases (those which are grayed out on the sheet). 3. Revise plans to denote (Note) / Confirm that boardwalk will be constructed, up front, with one or both of these <u>Phases</u> and will connect with the Greenway in all other phases of this development. 4. Revise plans to show/confirm that crosswalk will be installed where the Greenway crosses Quarry Road. 	
Engineering - Brian Laux / Jacque Thompson	See five (5) PDF’s – 1.) Memo dated 1-30-24 with 40 comments; 2.) Mark-ups on Plan Set part 1; 3.) Mark-ups on Plan Set part 2; 4.) Mark-ups on SIA report; 5.) Mark-ups on Storm Drainage Report	
Wake Co. Watershed Mgmt - Janet Boyer	SEC-115283-2023_ Letter of Disapproval dated 01-18-2024, was provided directly to Applicant.	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on 4 sheets-- C4.00, C5.01, C5.02, and C5.06.	
Wake Co. Fire / EMS - Brittany Hocutt	No Comments.	
NCDOT – Jacob Nicholson	See attachment, the DOT Congestion Management report on the Young Street PUD TIA, dated July 15, 2019. Encroachment Agreement (E051-092-21-00201) and Driveway Permit (D051-092-21-00125) for the First phase of improvements were approved several years ago. See snippet below from Driveway Permit (D051-092-21-00125) detailing requirements of the Final build (which were not included in the plans of those permits):	

The following roadway improvements shall be required under full build:

- 1.) The extension of the existing right-turn lane along eastbound US 401 Bypass onto SR 1003 (Rolesville Road) to provide 400 feet of storage.
- 2.) The construction of an exclusive right-turn lane along northbound SR 1003 (Rolesville Road) onto SR 2305 (Quarry Road), providing a minimum of 100 feet of full width storage with appropriate deceleration length and transitional taper.

These improvements should be included in this CD submittal, as this is understood to be the last CD for the project (correct if not accurate). FSP-23-04 is the first Final Plat proposed for the overall project, is still under TRC Review, and has a comment similar to this. See below, two special provisions in the Driveway Permit that appear to not have been completed:

18. The property owners/developer will provide a full signal warrant analysis for a traffic signal at East Young Street and Quarry Road/north site access ("Warrant Analysis") prior to the approval of the plat containing the 325th lot (of the lots South of 401 Bypass) to be developed upon the subject property. In addition, the Town shall have the right to call for up to two (2) additional Warrant Analysis beginning with the approval of the plat containing the 200th lot (of the lots South of the 401 Bypass) and expiring at the approval of the plat containing the 600th lot (of the lots South of the 401 Bypass). If a signal is warranted as part of the Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the property owners/developer and, within 12 months of being warranted and approved by the NCDOT, and the property owners/developer shall design, construct and install a traffic signal subject to final approval by the NCDOT.
19. Prior to the issuance of a building permit for the 500th home (of the lots South of 401 Bypass), the property owners/developer shall contribute Fifty Thousand Dollars (\$50,000.00) to the Town of Rolesville to be used the Town of Rolesville to install traffic light at the intersection of Mitchell Mill and Rolesville Road.