

SDP-24-02 – Prestleigh (PJD Central) Amenity Center – V1 Submittal review cycle

START DATE: MARCH 03-04-24	DUE DATE: <u> 04-08-24 </u>	TRC/STAFF Comments issued on: <u> 04/04/2024 </u>
-----------------------------------	-------------------------------	---

Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments. 2. Add revision dates to all submittal materials. 3. Add “SDP-24-02” to the Cover sheet and on every plan set sheet. 4. Prepare Cover sheet for signature blocks of the Town, City of Raleigh Utilities, and Wake County Watershed Management (until and unless either of the latter two state they do not need to sign this particular plan set for these improvements.) 5. UDO 14.6.6., Required Landscape Buffer -- See SP 22-05, the Amenity Center Site Plan for PJD South – this provided a Landscape Plan sheet, where it demonstrated a 10’ Type B buffer adjacent the single-family detached residential lots. Provide Landscape Plan detailing/demonstrating compliance of this buffer; the amenity center is a Class 1, the SFD lots >6,000 SF are a Class 2; A proposed Class 1 adjacent Class 2 = “10 B” Buffer. 6. See PDF of written Memo comments from WithersRavenel – there are 11 comments. 7. See PDF of mark-up comments on the Site Plan – there are 15 entries/comments. 	
Parks & Recreation - Eddie Henderson	Provide Landscape Plan; further review of this will occur; please provide diversity in the tree and shrub species with a preference for natives. See link for possible tree and shrub species: https://ncwildflower.org/recommended-native-species/	
Engineering - Brian Laux / Jacque Thompson	See PDF of Memo comments – there are 6 comments. See PDF of mark-ups on the Site Plan – there are 6 comments.	
Wake County Watershed Management - Janet Boyer	No comments were received; contact Wake County or advise Town Staff of the SEC/SWF permit(s) that relate and cover this project.	tbd
COR Public Utilities - Tim Beasley	Raleigh does not offer a ¾” water meter. We offer a 5/8” water meter for a ¾” stub. Please update the callout for a 5/8” water meter.	
Wake County Fire / EMS - Brittany Hocutt	The parking area will need some type of turnaround for firetrucks as it is in excess of 150ft.	
NCDOT – Jacob Nicholson	No comments on this application.	