

FSP-24-01 – Prestleigh (Preserve at Jones Dairy Central) SFD Phases 2 & 3 – V2 Submittal review cycle

START DATE: APRIL 04-03-24	DUE DATE: _05-6-24_	TRC/STAFF Comments issued on: _04/30/2024_
-----------------------------------	----------------------------	---

Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. <i>Continue to</i> Provide a written response to ALL comments received. 2. <i>Continue to</i> Cloud/bubble all revision on the Plat that are made. 3. <i>Continue to</i> Add REVISION date to the Plat (and any other documents) for record of submittals/versions. 4. REVISE & Resubmit the V1 submitted Application that included 3 different PIN’s, as Applicant has explained that only 1769094682 is the only current PIN # representing the land in this Final Plat. Final Plat itself has been revised to just reflect this one PIN #. Striking through the erroneous 2 PIN’s is fine. 5. NEW Note # 14 – Revise as “Maximum Impervious (add ‘coverage’) for each (add ‘Single-family detached’) lot is 3,225 S.F.”. Other lots like open spaces lots, etc are not held to this I.C. number, but it was unclear as written. 6. REPEAT - <u>Street Light Pole one-time fee Invoice is provided separately – please pay ASAP.</u> 7. FYI - Continuing forward - Bond estimate will be reviewed and approved of at the time when applicant is seeking Town signature and recordation. 	Cleared
Wake Co Watershed Mgmt – Janet Boyer	<ol style="list-style-type: none"> 1. Please provide SWF permit number. 2. SCM label is not legible. 3. Show stormwater easement around the SCM and to the right of way. 4. Copy of all required Conditions of Approval (COAs) noted in Wake County Stormwater Approval: Recorded Operation and Maintenance Plan (OPM) - recorded concurrently with SWA and referenced on plat. <ul style="list-style-type: none"> • Submit a draft to Town of Rolesville for review; original to Town of Rolesville. • Instruct the property owners association or lot owner about the annual maintenance tasks and associated costs for at least a 20-year period. • Engineer Certification - Note: If device not constructed, performance guarantees are required in lieu of as-built survey. • As-built Survey (See Wake County As-built Submittal Checklist) Note: If device not constructed, performance guarantees are required in lieu of as-built survey. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Performance Guarantee Sample Disclosure Statement:</p> <p><i>A performance guarantee is in place for this development phase to ensure all required stormwater improvements are installed in accordance with approved construction plans and subdivision plats. This performance guarantee will not be released until an as built survey has been accepted and the required improvements are certified as installed in accordance with the approved preliminary and construction plans by the appropriate public agency.</i></p> <p>As subdivider/owner, I, _____ <i>Name, address and phone number</i></p> <p><i>am responsible for providing each prospective buyer of any lot on this set of maps written disclosure of the following:</i></p> <p style="padding-left: 40px;"><i>Maintaining required improvements to the standards of this ordinance until such time as homeowner association, property owners association, lot owner or other legal entity assumes formal, legal responsibility for maintenance of the stormwater improvements;</i></p> <p>_____ <i>Signature</i> _____ <i>Appropriate notarization</i></p> </div>	tbd

FSP-24-01 – Prestleigh (Preserve at Jones Dairy Central) SFD Phases 2 & 3 – V2 Submittal review cycle

<p>NCDOT – Jacob Nicholson</p>	<p>1. No comments on this particular phase; 2. Please provide status of Encroachment Agreement/Driveway Permit(s) relative to planned improvements along Averette Road relative to CD 20-05. Sheet C2.0 of (original) Approved plan set notes (below) that “Averette Road widening is under separate cover and has been already been submitted. It is currently under review.”</p>		<p>MADE WITHOUT THE APPROPRIATE APPROVAL SHALL HOLD THE CONTRACTOR TO ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.</p> <ol style="list-style-type: none"> THE STAKING SURVEYOR AND/OR THEIR SUBCONTRACTOR SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION. RETAINING WALLS SHALL BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL NOTE THAT THE PLANS DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING ETC. THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL GRADING, DIMENSIONS, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS/PARKING SPACES, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADA CONFORMANCE PRIOR TO ANY CONSTRUCTION. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY/ALL BUILDING DIMENSIONS AND CONFIRM THAT ANY/ALL BUILDING ALIGNMENTS CONFORM TO THE APPROVED CIVIL PLANS PRIOR TO ANY CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY. CONTRACTOR SHALL CONFIRM ALL COMPACTION REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER. <p>PROJECT NOTES</p> <ol style="list-style-type: none"> ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH. THE STREETS FOR THIS PROJECT WILL BE A COMBINATION OF PUBLIC AND PRIVATE ROADS. THE PUBLIC ROADS WILL BE MAINTAINED BY THE TOWN OF ROLESVILLE AND THE PRIVATE ROADS WILL BE MAINTAINED BY THE HOA. ROAD WIDENING IS REQUIRED FOR THIS PROJECT. ROAD WIDENING SUBMITTAL IS UNDER A SEPARATE COVER AND WAS SUBMITTED WITH THE P@JD SOUTH PROJECT. AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES. 	<p>tbd</p>
<p>Engineering - Brian Laux / Jacque Thompson</p>	<p>All comments were resolved.</p>	<p>✓</p>		
<p>COR Public Utilities - Tim Beasley</p>	<p>No comments.</p>	<p>✓</p>		
<p>Parks & Recreation - Eddie Henderson</p>	<p>No Comments.</p>	<p>✓</p>		
<p>Wake County Fire / EMS - Brittany Hocutt</p>	<p>No comments.</p>	<p>✓</p>		