



FSP-24-02 – Prestleigh (fka PJD Central) TH Phase 2 – 2nd Submittal review cycle

START DATE: APRIL 04-03-24	DUE DATE: _05-6-24_	TRC/STAFF Comments issued on: _05/02/2024_
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Review Group / Staff	Comments	Cleared Comments
<p>Planning & Zoning – Planning Staff</p>	<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. FYI/Repeat - Regarding Bond estimate – At TRC meeting, Staff believes the Applicant made the decision to NOT bond for unbuilt PRIVATE right-of-way infrastructure. This is acceptable to the Town, but Applicant is aware that subdivision close-out will NOT occur until all required private infrastructure is installed. This could hamper the end-of-permitting phase of development. 5. New Note #9 – this is written wholly incorrectly, it sounds like you are describing the (interior heated/cooled square Footage) – revise to match what was done on FSP-24-01 ‘Maximum Impervious (add ‘coverage’) for each (add ‘Townhome’) lot is XXXX S.F.’. Other lots like open spaces lots, etc are not held to this I.C. number, but it was unclear as written. 	
<p>COR Public Utilities - Tim Beasley</p>	<ol style="list-style-type: none"> 1) REPEAT - The 40’ CORWLE must be dedicated all the way to the Jones Dairy Road R/W. This plat should not be recorded until this is corrected. 	
<p>NCDOT – Jacob Nicholson</p>	<ol style="list-style-type: none"> 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.” <div data-bbox="877 764 1255 1403" style="border: 1px solid black; padding: 5px;"> <p>The diagram shows a street layout with lots numbered 58-75. Key features include: <ul style="list-style-type: none"> Stormwater Control Measure #2 at the top. 5' Concrete Sidewalk on both sides of Averette Road. 7' Wide Dedication to Town of Rolesville on both sides of Averette Road. Averette Road widening area highlighted in yellow with a note: "AVERETTE ROAD WIDENING IS UNDER SEPARATE COVER AND HAS BEEN ALREADY BEEN SUBMITTED. IT IS CURRENTLY UNDER REVIEW." Sanitary Sewer Outfall 'C' at the bottom. Labels for Cattle Drive (SP Public R/W) and Jones Dairy Road. </p> </div> <div data-bbox="1260 764 1822 1403" style="border: 1px solid black; padding: 5px;"> <p><small>SIZE WITHOUT THE PROPOSED PROJECT OR THE CONTRACTOR TO ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.</small></p> <ol style="list-style-type: none"> 12. THE STAKING SURVEYOR AND/OR THEIR SUBCONTRACTOR SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION. 13. RETAINING WALLS SHALL BE DESIGNED BY OTHERS. 14. THE CONTRACTOR SHALL NOTE THAT THE PLANS DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING ETC. THAT MAY BE REQUIRED FOR CONSTRUCTION. 15. 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. 16. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED. 17. 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. 18. CONTRACTOR SHALL CONFIRM ALL COMPACTION REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER. <p>PROJECT NOTES</p> <ol style="list-style-type: none"> 1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH. 2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH. 3. 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. 4. ROAD WIDENING IS REQUIRED FOR THIS PROJECT. ROAD WIDENING SUBMITTAL IS UNDER A SEPARATE COVER AND WAS SUBMITTED WITH THE P@JD SOUTH PROJECT. 5. AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES. </div>	

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<p>Wake County Watershed Management - Janet Boyer</p>	<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. <p><u>Performance Guarantee Sample Disclosure Statement:</u></p> <div style="border: 1px solid black; padding: 5px;"> <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><i>As subdivider/owner, I, _____</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>_____</p> <p><i>Signature</i></p> <p><i>Appropriate notarization</i></p> </div>	
<p>Engineering (CJS/B&M) - Brian Laux / Jacque Thompson</p>	<p>No further comments.</p>	
<p>Parks & Recreation - Eddie Henderson</p>	<p>No Comments.</p>	
<p>Wake County Fire / EMS - Brittany Hocutt</p>	<p>No comments at this time.</p>	