

PR 22-01 – Preserve at Moody Farms – 3rd Submittal review cycle

START DATE: NOVEMBER 11-03-23

DUE DATE: 12-11-22


TRC/STAFF Comments issued on: 12/07/2023

Review Group	Comments	Cleared Comments
<p>Planning & Zoning – Planning Staff</p>	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL the comments, that includes this Summary document (categorize by the Review Group). 2. Continue to add Revision Date(s) to plans. 3. REPEAT – This was not responded to; Add the dimension of the ROW dedication, per the Drawings it is 15' - Explain how much Right-of-way is being dedicated along/for Rolesville Road. Sheet 2.0, Site Information table, states 'Dedicated Row : 0.14 ac [~6,100 SF].' 4. REPEAT – This was not responded to; MA 21-05 Condition #5 states "<i>On-site Construction shall not commence until the Kalas Falls Rolesville Road widening project is complete.</i>" Several points/questions: <ol style="list-style-type: none"> (1.) Where does that road widening project stand today? (2.) Regarding 'on-site construction' – Staff infers this to mean any land disturbance whatsoever, even mass grading. (3.) Regarding "complete", Staff infers this to mean operational/open to the public. (4.) If Developer disagrees with either/both (2.) / (3.), please initiate conversation. 5. REPEAT – V2 Mark-up Comment #3/Repeat of V1 Comment #28, regarding call-out of "hardy plank or approved equal" about 6' solid board fence – there is NO response to this, and same language provided; please address/respond. 6. Partial REPEAT – V2 Markup Comment #5 re: 65' lot width measurements - Lot 21 shows the 65' line BEHIND the front setback line; please correct. Lots 9, 42, 51, 52, 53 are unclear / they have no 65' measurement line. #42 is 64.88' at the ROW edge, so if the intention here is to 'round up', that is OK. Lots 51, 52, 53 these are NOT cul-de-sac lots but there is a curve to Cranapple Ln. Clarify/show/revise that these 5 lots are meeting the minimum lot width. 7. NEW – Cover Sheet/MA 21-05 – Sheet Index last entry is "<i>MA _ Approved with MA 21-05 by Town Board of Commissioners</i>". General Note #5 is 'Please see "Approved with MA21-05 by Town BOC" is number 7.0. Staff assumes the intent here is to include the 'Sketch Plan' that is part of the Rezoning approval IN this Plan set; it is not in the Plan set. Staff Agrees to include it; Staff is providing that as a PDF Comment document, take and insert it as last sheet. It lacks a clear header/title of what it is/where its from, could easily be confused for what it is NOT; please ADD a Text Box title like " Sketch Plan 	

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	<p>approved as part of the MA 21-05 Rezoning approval.” Add a number (7.0 ?) if Gen Note #5 will continue to state as such. Thank you.</p> <p>8. NEW - Greenway between Lots 66/67 and along Mulberry Tree – This location is New for V3; V1 & V2 had Greenway in adjacent Open Space lot (WP#3 on plans) leading to a crossing of Mulberry Tree; it is now within a COR easement between 2 lots, then becoming SIDEPATH along Mulberry Tree, to the original crossing point. This deviation is NOT Consistent with approved MA 21-05 Condition #2 and the Sketch Plan. Revert to Greenway alignment per V1 and V2, and MA 21-05.</p> <p>9. NEW – Block F/Open Space 5 – Explain how the HOA will gain access to maintain this lot, or Fire/EMS access it for emergency purposes? Create an Access Easement over the 30’ COR Utility Easement straddling Lots 37 & 38, which will preclude homeowners from building fences in this area, and be sufficient for irregular/emergency access purposes.</p>	
Engineering - Brian Laux / Jacqueline Thompson	<p>See two PDF’s –</p> <p>(1.) Written Memo comments dated 11-30-2023, with 37 numbered Comments and suggestions [A. – P.] for future Construction Drawings; and</p> <p>(2.) Mark-up comments on the Submittal w New Sheets inserted.</p>	
COR Utilities (W/WW) - Tim Beasley	<p>Actual sanitary sewer mains should be shown to be installed within the 30’ City of Raleigh Sanitary Sewer Easements for PINs: 1767380992 and 1767385643.</p>	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> REPEAT: Turn lanes will be required on Rolesville Road REPEAT: Lot 1 will likely require access from Clover Cottage Lane (Not Mulberry Tree Drive). NEW: Ensure trees do not block sight distance triangles. Revise/move trees if infringing. 	
Parks & Recreation – Eddie Henderson	<ol style="list-style-type: none"> REPEAT - SIDEPATHS - The sidepaths along Woodlyn Park Drive and Mulberry Tree Drive are both shown to be 8’ wide. Per the 2002 Open Space and Greenway Plan (find it here: https://www.rolesvillenc.gov/planning/adopted-policy-plans), the minimum width for a multi-purpose path is 10’. Per Condition #3 of MA 21-05 (here: https://www.rolesvillenc.gov/projects/preserve-moody-farm-hollingsworthmoody-property) sidepaths are 10’ wide. Staff acknowledges the applicant responses that cite environmental reasons for these being < 10’. Revise sidepaths to 10’ wide. REPEAT - UDO Section 7.3.2.1. – Stream Protection Buffer Section 1 – Only certain items – Not including Greenways – are permitted within 50’ Neuse Riparian Buffer (NRB). Staff acknowledges the trail location may vary when full construction drawings are completed, but Greenway is not permitted in this first 50’ of NRB. Relocate proposed Greenway out from 50’ NRB. REPEAT - Sheet L3 - Staff recommends that <i>Ulmus parvifolia</i> NOT be planted on this site, as it is considered to be invasive. https://plants.ces.ncsu.edu/plants/ulmus-parvifolia/ . Please see the following links for alternative tree species: https://ncwildflower.org/recommended-native-species/ and 	

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	<p>https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants . Revise Sheet L3 Plant Schedule to not include Invasive Species.</p> <p>4. NEW - Greenway between Lots 66/67 – See Planning’s Comment; Parks & Rec never desires Greenway within Easements on private residential lots as proposed; this change is highly undesirable compared to original location.</p>	
Fire / EMS - Brittany Hocutt	No Comments	
Watershed Management - Jeevan Neupane	No Comments specifically on the Preliminary Plat, but see the PDF of email with FYI comments on future Construction Drawings.	