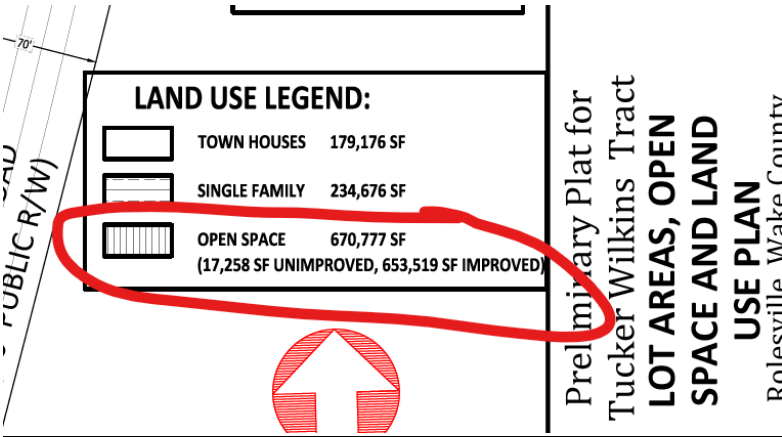


PSP-23-01 – TUCKER WILKINS – 3rd Submittal review cycle



START DATE: **JANUARY 01-04-24**

DUE DATE: 02-05-24

TRC/STAFF Comments issued on: 02/05/2024

Review Group / Staff	Comments	Cleared Comments
Planning/ Zoning – Planning Staff	<ol style="list-style-type: none"> CONTINUE TO - Provide a written response to ALL comments; mark-ups to mark-ups is fine. CONTINUE TO - Revise the DATE/add revision date to the Plan set. Regarding the approximately 60' wide "finger" of property between PIN 1767360281 & 1767350918 – <ol style="list-style-type: none"> Applicant intends to pay a fee-in-lieu (FIL) of Construction for this, response states Cost estimate is TBD under separate Cover – please provide for Town Engineer and Inspector to vet. NEW – All drawing sheets where Streets A and B are shown – change the reference to "Street #, 50' PUBLIC R/W". V1 & V2 Comment about Open Space – Sheet 2.1 for Open Space calculations -- <u>This is "open space calculations" on Sheet 2.1 ??:</u>  <ol style="list-style-type: none"> REPEAT - (Type of Street) <u>Written Maintenance Agreement</u> – Applicant Response is (AGAIN) 'will be provided under separate cover' – Please provide for review. Regarding 'private roads will be within Private Access Easement' – part of Response is "<i>this will be clarified with subdivision plat</i>" – THIS IS THE SUBDIVISION PLAT; Final Plat is a recordable version of the Preliminary, new information should NOT be introduced on Final Subdivision Plats – flesh this topic out now. FYI – Per response, Applicant wishes to defer the distinguishing between "improved" and "unimproved" Open Space to CID stage, where full Landscaping Plans and constructable Open Space "improvements" will be fully detailed. 	

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	<p>9. NEW – with Street A terminating at PIN 1767253122 by showing full 50’ ROW, but only constructing a portion of actual street (including a temporary cul-de-sac bulb for turn-around movements) – how will this street get completed in Tucker Wilkins when the south property develops and connects? Staff suggests Applicant construct the full roadway to the south property boundary, inclusive of the temporary turn-around. Applicant shall create a Covenant for the future HOA that upon Street A being connected to from the southern property, the HOA shall pay to demolish the turn-around and complete final construction of a straight street. This topic can ultimately be deferred to CID review, and then at time of Final Subdivision Plat approval, the recorded covenant as described.</p> <p>10. REPEAT - V1 Comment #23, V2 Comment #12 – Applicant response is that the “Public Access Easement” over Streets C& D “will be further clarified in the subdivision plat” – <u>THIS IS the Subdivision Plat for the entire project</u>, SFD and TH lots, following by Construction Infrastructure Drawings, then recordable Final Subdivision Plats. Explain or expand on what the Response was meant to mean.</p> <p>11. FYI – Per response, regarding UDO 6.5(b.)/planting strips, Applicant intends to provide the level of detail on the future CID plans necessary for review of compliance.</p> <p>12. FYI - Per Applicant response, a Fee-in-lieu estimate for Sidepath for the area between PIN 1767360281 & 1767350918 will be done during CID or Final Subdivision Plat reviews.</p>	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Confirm that there will be a crosswalk (paint stripes) where Greenway crosses Street A. 2. <u>Area Between the Jarman and Pearce lots</u> - Staff acknowledges fee-in-lieu [FIL] request for Sidepath along Rolesville Rd. in this area; Parks defers to Planning for the next steps on FIL for Sidepath and connecting section of Greenway as part of overall FIL proposal for this short road frontage area. 	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See two (2) PDF’s – (1) Memo dated 1/30/24 with 5 numbered comments; and (2) Mark-up comments on the PSP plan set (appears to be on just 3 sheets).	
Wake Co Fire / EMS - Brittany Hocutt	Per comments left 1/2023, cul-de-sacs shall be minimum 80 ft (current Plat show 70ft). Revise plans to comply.	
COR Public Utilities Tim Beasley	Approved by Raleigh. - Condition of approval, since this development plan is relying upon improvements by Kalas Falls for water and sewer, these utilities onsite and offsite for Kalas Falls must be installed, inspected and accepted by Raleigh prior to approval of CDs.	
NCDOT – Jacob Nicholson	No further comments.	
<i>Wake County Watershed Management - Janet Boyer</i>	<i>V3</i> - No further comments. Construction drawings will be required to meet all Wake County permitting requirements.	