



PSP-23-01 – TUCKER WILKINS – V4 Submittal review cycle

START DATE: APRIL 25	DUE DATE: <u>05-05-25</u>	TRC/STAFF Comments issued on: <u>04/29/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning/ Zoning – Planning Staff	<ol style="list-style-type: none"> 1. CONTINUE TO - Provide a written response and Revise all DATES. 2. Revise Cover Sheet Note regarding the ~60' wide "finger" of property between PIN 1767360281 & 1767350918 to clarify that a Fee-in-lieu (FIL) of Construction will be vetted during the Construction Infrastructure Drawing review. 3. FYI – Topics pushed to the CID Plan set review: <ol style="list-style-type: none"> a. Clarity on/between "improved" and "unimproved" Open Space via full Landscaping Plans and constructable Open Space "improvement" details. b. UDO 6.5.(b) Planting strips. c. Sidepath Fee-in-lieu for area between PIN 1767360281 & 1767350918. 4. NEW – Overarching Comment – all features of construction should be turned OFF as Preliminary Subdivision Plat is th subdivision of land and establishment of right-of-ways and easements. All constructable features will be detailed on next-step Construction Infrastructure Drawings (CID). This includes items like removing the Townhome building footprints and their speckled driveways; curbing and sidewalks that are shown in right-of-ways; parking lots; outlines of SCM's; paved Greenway paths; cross-walk pavement paint markings. This plan set looks like both Prelim Subdivision and Construction Drawings, which is not what it is intended to be. 5. Revised/REPEAT - Regarding the BLANK Private Street Maintenance Agreement - <ol style="list-style-type: none"> a. <u>Why is the Notary block repeated 3 times (pages 5, 6, and 7)</u> b. <u>What entities are going to be signing this?</u> c. <u>At what point does Applicant intend to record this? Prior to CID approval? Prior to FSP Recordation?</u> 6. Partial Repeat – <u>Regarding Street C</u> – the drawings call this out as "Street C (Private)" while Sheet 2.2 detail calls it out as a Public Access Easement. Make revisions to tie these 2 phrases together – one would have no idea that "Street C (Private)" has a 46' wide public access easement over it; one would have no idea that the Sht 2.2 detail relates exclusively to Street C. There are only 2 streets (out of 4 in the entire subdivision) that relates to this topic so there should not be mystery to it. This will go a long way to making this crystal clear in CID's as well as FSP(s). 7. Repeat/Final Comment – Street A at PIN 1767253122 - <ol style="list-style-type: none"> a. Provide/show full 50' Right-of-way of Street A to and terminating at PIN 1767253122. 	

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	<ul style="list-style-type: none"> b. Provide/show temporary construction easement on Lot 0S6 (near/east/adjacent) for future design and construction of temporary cul-de-sac turn-around. c. Staff and Applicant can/will discuss the actual physical construction of public Street A during CID review, but Applicant should begin with showing intent to build road to the subdivision perimeter as is required. d. Town Engineer will also be making Comment regarding it, and has tracked the changes on this topic over the now 3 submittals. 	
Parks & Recreation - Eddie Henderson	<ul style="list-style-type: none"> 1. No further comments on Preliminary subdivision plat – there may/will be discussion on actual constructable items during CID review. 2. <u>FYI for CID and beyond - Area Between the Jarman and Pearce lots</u> - Staff acknowledges fee-in-lieu [FIL] request for Sidepath along Rolesville Rd. in this area; TBD. 	
Engineering - Jacquie Thompson	See PDF – it is 2 comments of both Memo and Mark-ups on 2 topics.	
COR Public Utilities – Tim Beasley	<p>Please add the following Raleigh Water conditions of approval to the Cover Sheet:</p> <ul style="list-style-type: none"> (1) A downstream sewer capacity study in compliance with public utility design manual shall be submitted by the project engineer for review and approval; (2) A water model in compliance with the public utilities design manual shall be submitted by the project engineer for review and approval; (3) All downstream sewer extensions by others bringing sewer to this development must be accepted by Raleigh prior to recordation of lots for Tucker Wilkins. 	
Wake Co Fire / EMS - Brittany Hocutt	Comments Resolved -- cul-de-sacs are now listed at 80 ft of paved surface.	
NCDOT – Jacob Nicholson	<i>No further comments.</i>	
Wake County Watershed Management - Janet Boyer	<i>V3 - No further comments. Construction drawings will be required to meet all Wake County permitting requirements.</i>	