Tree at Lot 1199 will obstruct view and potential access for large trash vehicles and others into alleyway. Consider reposition or remove if allowed.

Would it be worth considering making this loop a one way to allow for more on street parking. If so recommend flow to be counter clockwise.

Tree at Lot 1322 will obstruct view and potential access for large trash vehicles and others into alleyway. Consider reposition or remove if allowed.
Revisit locations and spacing of all No Parking Signs to ensure they are enforceable.

If purpose of no parking signs are to restrict parking all the way back to Parkway, then should sign not be moved south.

What is the plan for this open space. There needs to be serious evaluation on proposed uses and landscaping so as to respect retained cemetery.

Does landscape in Parkway media adversely impact Sight Triangle.

Tree at Lot 1073 will obstruct view and potential access for large trash vehicles and others in alleyway. Consider reposition or remove if allowed.
Please shift all trees north towards end of site distance triangle to keep that intersection from being as bare.

Tree at Lot 1137 will obstruct view and potential access for large trash vehicles and others int alleyway. Consider reposition or remove if allowed.
Continue to label alley signs as private once names applied.

Need No Parking Sign here

35.00
Subject: Length Measurement
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 3:05:32 PM
Color: 276.37

Subject: Highlight
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 2:57:50 PM
Color:

Subject: Length Measurement
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 3:04:23 PM
Color: 243.81

Subject: Highlight
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 3:01:38 PM
Color:

Subject: Highlight
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 2:57:47 PM
Color:

Subject: Highlight
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 2:58:31 PM
Color:
Subject: Length Measurement
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 3:04:59 PM
Color: 257.27

Subject: Length Measurement
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 3:04:38 PM
Color: 211.77
TAYLOR ROAD
(37' B-B, 63' PUBLIC R/W)
ALLEY 7 E-E, 20' PRIVATE R/W
MILLROCK ALLEY
(15' E-E, 20' PRIVATE R/W)
WOODSC
(15' E-E
ROAD B
(35' B-B, 52.5' PUBLIC R/W)
Subject: Length Measurement
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 3:05:45 PM
Color: 230.91

Subject: Highlight
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 2:55:54 PM
Color: 

Subject: Highlight
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 2:57:15 PM
Color: 

Subject: Length Measurement
Page Label: 13
Lock: Unlocked
Status: Checkmark: Unchecked
Author: jbtanner
Date: 11/20/2017 3:05:49 PM
Color: 181.11

preidy (28)

Subject: Text Box
Page Label: 2
Lock: Unlocked
Status: Checkmark: Unchecked
Author: preidy
Date: 12/13/2017 11:38:20 AM
Color: 

Subject: Text Box
Page Label: 2
Lock: Unlocked
Status: Checkmark: Unchecked
Author: preidy
Date: 12/13/2017 11:49:29 AM
Color: 

These do not match each other
Consider making one way with one street parking in front of Lots 1157-1159.

Consideration should be given to using high visibility cross walks for all crossings along Wendell Falls Parkway and Taylor Road as these have a higher speed than the local roads.

Breakdown the housing units by Single Family Dwelling and Townhouse.
Consider making one way with on street parking on south side of open space.

Extend Taylor Road to show improvements.

Shift Lot # so it's visible.

Identify.
Does this phase line make sense for construction and platting? As proposed, it doesn't provide proper frontage for those lots.

Should this be a right in, right out to avoid conflicts with Taylor Road curve and Douglas Falls Drive?

Add a pedestrian connection to multiuse path at one of these locations.
any trails provided through buffer area?

How does this tie in to new road?

Add 4th street tree and reposition all 4 trees
Are all street names already approved by Wake County? If not, please start working on road name application.

Make Lot # visible

Will this be a raised island?

Add 'No Parking' sign here.
Add 'No Parking' sign here.

Label 'Stop Sign'

Provide turn-around at end of street.

Add 'No Parking' sign here.
Add 'No Parking' sign here.

What is the purpose of this? If an easement, it needs to be labeled.

Taylor Road improvements require approval and permitting by NCDOT.
Wrong side of the road. Should this be a 'No Parking' sign?

Place stop sign as close to stop bar as practical.
Some of the street trees appear to be encroaching into the sight triangles and should be relocated to allow for adequate sight lines for drivers making turns out of the development.

Total listed dimensions add to 55’ - missing 5’ somewhere.

Add ‘No Parking’ sign here.

Label ‘Stop Sign’
Appears only 1 Stormwater BMP proposed for this phase of development. Provide calculations verifying adequacy of proposed facilities to adequately treat extent of improvements.

Provide storm drain layout so the need for any drainage easements can be evaluated.

Proposed mailbox kiosk locations will need to be added.
Some of the street trees appear to be encroaching into the sight triangles and should be relocated to allow for adequate sight lines for drivers making turns out of the development.

Is a median proposed at this entrance? The lane configuration of the opposing entrance should be reviewed to determine proper lane widths and configuration here.
Some of the street trees appear to be encroaching into the sight triangles and should be relocated to allow for adequate sight lines for drivers making turns out of the development.

Unclear if this is existing or proposed sewer line. Providing Existing Conditions plans would clarify.

Median width and radii should be labeled and the proposed ingress lane width provided.
Place stop sign as close to stop bar as practical.

Unclear if this is existing or proposed sewer line. Providing Existing Conditions plans would clarify.

Label 'No Parking' sign.