

FSP-24-10 – 709 N Main/0 N. Main – V1 Submittal review cycle

START DATE: JUNE 06-03-24	DUE DATE: _07-08-24_	TRC/STAFF Comments issued on: __07/02/2024_revised__
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide written responses to ALL the comments received; mark-up to mark-up is fine. 2. Bubble/cloud any revisions made – these will be removed on the final/recordable version. 3. Revise all dates on all materials – keep original/initial dates as well (build the dates). 4. Add “FSP-24-10” on the plat, suggest the lower right corner above the planned recordation citation (BM/Pg). 5. See Engineering Mark-up and lineage plats for this property; the scope of this Plat is in question (Recombination as presented, or (Minor) Subdivision Plat). Any further review hinges on that. Below are the Comments that Planning Staff originally issued on 06-28-24; IF this Plat turns out to be a Subdivision and involve other land, these comments may be incomplete/inaccurate or out of context and need some revision, TBD. 6. Add Lot numbers to each of the 2 lots; as a Recombination, these 2 lots already exist, do they not have Lot numbers? Express this both in the drawing (lot number inside each lot) and the Lot Table. 7. Add Property Addresses; as a Recombination, these 2 lots already exist, do they not have Lot addresses? Express this in the drawing (Address inside each lot). The Legend already has an icon for this. 8. Note #7 references the Zoning of the subject properties; in the drawing, express this (add “Zoning: RL” along with the PIN, Deed, BM references. 9. Add the Zoning District of all the surrounding Lots that are shown/referenced (use IMAPS to research this; the subject lots being existing properties per recorded Plats, those should be expressing the adjacent property Zoning.) 10. Note #7 references or notes “Rolesville EJT” next to the Zoning District reference (of the subject lots of this plat). In the drawing, add the ‘Planning Jurisdiction’ – Town of Rolesville Town Limits, Town of Rolesville Extraterritorial Jurisdiction, or Wake County - of the 2 Subject Lots, and all the surrounding Lots that are shown/referenced (use IMAPS to research this; as existing properties per recorded Plats, those should be expressing the Jurisdiction, though this can change and hence may depend on the age of the previous Plats being referred to.) 11. The PIN ending in -7615 – this is being created around an existing house and other features – provide an exhibit that demonstrates compliance with LDO RL District Building Setbacks to ensure no nonconformities are being proposed to be created. 	

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	<p>12. The PIN ending in -7615 – it is best to NOT show drawn land features on the plat that gets recorded, as this is a subdivision of the land and not development of (either lot). Per previous comment, when existing features are present, demonstrating that no nonconformities are being created is necessary, but those physical site features can be removed on the signature/recording version of plat.</p> <p>13. Provide table/note about the maximum Impervious Coverage permitted for Each Lot. Note that this is NOT a standard regulated by the Town’s Land Development Ordinance (LDO); the Town defers to Wake County Watershed Management which enforces impervious coverage regulations within the Town’s jurisdictions. However, this is necessary to track when any development Permit is submitted.</p> <p>14. The drawing has a reference to ‘City Limits Town of Rolesville’ – REPHRASE as “Town of Rolesville Corporate Limits”; the Town of Rolesville is a Town and not a City.</p> <p>15. The drawing has references to “Wake Forest Township” opposite the ‘City Limits Town of Rolesville’ reference – There is no corporate entity of “Wake Forest Township”; see previous comment about Jurisdictions. Per IMAPS, the adjacent properties that are not within the Corporate Limits of the Town of Rolesville are in the Extraterritorial Jurisdiction (ETJ) of the Town of Roleville, and are in Wake County. Revise accordingly.</p>	
Engineering – Bolton&Menk	<ol style="list-style-type: none"> 1. See PDF of Mark-up comments on the Plat itself – these are very central to the substance of this submittal and paramount to the entire review. 2. See PDFs of lineage recorded BMs (Plats) for this property, BM2023/pg119 and BM2000/pg1971. 	
COR Public Utilities - Tim Beasley	Raleigh's standards forbid private services from crossing property lines or the recording of private easements for these services. Is it possible for lot lines to be shifted so that this service does not cross property lines?	

