

FSP-24-19 – PIN 1758479244/Tidal Wave – V1 Submittal review cycle

START DATE: OCTOBER 2024	DUE DATE: <u>11-11-24</u>	TRC/STAFF Comments issued on: <u>10/20/2024</u>
---------------------------------	---------------------------	---

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. <u>Plat organization</u> – overall, staff asks the information on the plat be organized and clear; presently it is random different things seemingly placed with no intention. <ol style="list-style-type: none"> a. Place a vertical ‘neat line’ separating drawing from all other information. b. Move the north arrow and graphic scale from left of the drawing to the right side of sheet; shift drawing more left-ward. c. Stack the 4 signature blocks vertically, to the right of the drawing. Please add “Neat” lines to encapsulate each block, to avoid the appearance they are ‘run on’ from one another. d. General Notes/Organize – number them (there is no way to speak to or refer to them; they are a bunch of random written remarks at present. It appears to go 4 notes, then a signature block, then 3 or 4 more notes. 5. <u>Regarding reference to Property Zoning</u> – Revise to read “General Commercial Conditional Zoning (GC-CZ) District per Rezoning Application REZ-24-03, approved on 08-06-2024. “ 6. Provide New Note/table about the maximum Impervious Coverage permitted for Each Lot. 7. <u>Title Box lower right corner</u> – revise from “Subdivision for” to “Minor Final Subdivision Plat...” 8. <u>Plat Title/Legal Descriptions</u> – as shown, when recorded, staff expects the Legal descriptions of say Lot 1 to be “Lot 1, TWAS Properties LLC”. Confirm that that is what the property owner (Upchurch) and Tidal Wave ultimately want. Recall, this property is already a platted lot with a Legal Description of “LO(t)P(ar)T 2 GRAND PARK PROPERTIES BM2000 -01239 “. 9. <u>Addresses</u> – Contact Wake Co GIS/911 and request Addresses for these 2 lots; add addresses. 	
Engineering - Brian Laux / Jacque Thompson	See PDF of several mark-up comments on the Plat.	
COR Public Utilities - Tim Beasley	When will the COR Waterline Easement and COR Sanitary Sewer Easement be dedicated with Lot 1 ?	

