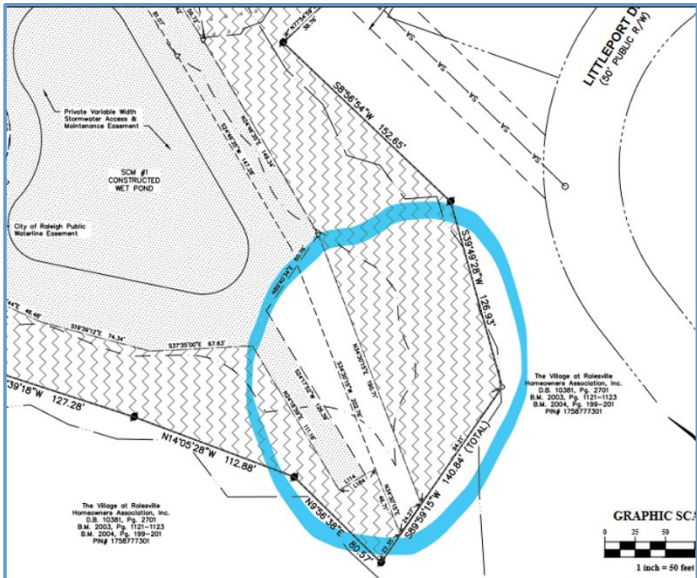



FSP-24-20 – PARKER RIDGE PHASE 1A – V1 Submittal review cycle

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| START DATE: NOVEMBER 2024 | DUE DATE: <u>12-09-24</u> | TRC/STAFF Comments issued on: <u>12/06/2024</u> |
|----------------------------------|---------------------------|---|

| Review Group / Staff | Comments | Cleared Comments |
|---|---|------------------|
| Planning & Zoning – Planning Staff & WithersRavenel | <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-24-16 in common location on all sheets. 5. Contact GIS/911 to attain addresses for every single lot; non-residential Lots can use terminology of “Open Space #X”; include this on next submittal. Note, the Legend and notes include an entry for Addresses, but none are present. 6. Cover Sheet Revisions : <ol style="list-style-type: none"> a. Revise existing Zoning to RM-CZ and RH-CZ per MA 22-03 b. Signature Blocks - Add organizing “neat lines” to contain each separate signature block, as they appear to run together in a disorganized manner. c. Signature Blocks - Review LDO Appendix B Final Plat section for the exact language of the Town’s signature blocks; remove the word “miscellaneous”. d. Revise <i>Site Data Table</i> to include setbacks, impervious surface for each lot, number of lots including number of open space lots, e. Provide a Lot Table that includes the Lot # and their addresses, so as to connect the two. f. Provide table/note about the maximum Impervious Coverage permitted for Each Lot. g. Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town. delineate each as Public or Private; per street/alley, delineate ROW widths and Linear Feet. Sum each category (Public, Private, 60’ ROW, 50’ ROW, etc). This is for State Powell Bill purposes. 7. Please add zoning district information on adjacent lots. 8. The SDE behind lots 12-15 has been shifted from the previous location approved on PSP-23-02. The SDE now lies within lots 13-15. Please explain the reason for this shift in location. | |

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| <p>Parks & Recreation - Eddie Henderson</p> | <ol style="list-style-type: none"> 1. Rename Parcel A or add language to say something to the effect of “Redford Place Park Addition – Town of Rolesville” 2. Per LDO 6.2.1.J.2. - Revise Greenway easement to be 30’ wide minimum. 3. Staff would like to revisit/re-start discussions of Parcel A being deeded to the Town; Please connect Parks & Recreation and Planning staff in contact with those who can continue this. 4. Staff would also like to revisit/re-start discussions of the fee-in-lieu for the planned section of Greenway boardwalk that stubs to the southern property line. (Sheet 2) 5. Revise this entire wetland area where the future Greenway boardwalk will be built by the Town as a Greenway easement to provide the Town the ability to work with any environmental constraints that we may encounter upon construction. See clip. |  | |
| <p>Engineering - Jacque Thompson</p> | <p>See PDF of mark-up comments on the Final Plat.</p> | | |
| <p>COR Public Utilities - Tim Beasley</p> | <p>Utilities should be conditionally accepted prior to recording lots.</p> | | |
| <p>Wake Co. Watershed Mgmt - Janet Boyer</p> | <p>No comments were received, which is not atypical for a Final Plat. Wake Co. will be included in the next submittal.</p> | <p>TBD</p> | |
| <p>NCDOT – Jacob Nicholson</p> | <p>No comments were received/none were expected; DOT will be left in the review for next submittal in case.</p> | <p>TBD</p> | |
| <p>Wake Co. Fire / EMS - Brittany Hocutt</p> | <p>No comments on this Final Plat.</p> |  | |