


FSP-24-24 – PARKER RIDGE Ph 1B – V1 Submittal review cycle

START DATE: DECEMBER 2024	DUE DATE: <u>01-06-25</u>	TRC/STAFF Comments issued on: <u>01/04/2025</u>
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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-24-24 in a common location on all sheets. 5. <u>Submitted Application</u> – Revise to complete the Financially Responsible Party portion (Applicant stated “n/a”) – this is whom is to receive INVOICES for all payments due to the Town. This is not optional. 6. <u>STREETLIGHTS</u> – IF new street lights are installed in Town public right-of-way- provide Lighting Plan exhibit that clearly indicates that number of poles. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat. 7. <u>Addresses</u> - 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. 8. <u>Two Zoning Districts</u> – This plat includes land/lots that are in two different zoning districts – the Townhome lots and associated open space around them are in the RH-CZ District; the Single-family detached lots and associated open space around them are in the RM-CZ District. Revise/add zoning district boundary lines to the drawing. All information about this plat should begin with and be expressly clear that there are 2 Zoning Districts involved. The Townhome lots are only permitted (and are located in) the RH district, for instance, so everything about the Townhome lots should be sub-set from the SFD lots in the RM district. Note this circumstance does not exist in Phase 1A which is all the RH-CZ zoning district. Also, many developments avoid this circumstance by creating Phasing – and thus individual Final Subdivision Plats – that ‘stick to’ Zoning district boundaries. Back at the time of Preliminary Plat, this project chose to create a Phase that includes both the RH-CZ and RM-CZ districts. 9. Revise/add zoning district information on adjacent lots outside this subdivision (but also the “future development” within this subdivision). 10. <u>COVER SHEET</u>: <ol style="list-style-type: none"> a. <u>Owner Information</u> – Per IMAPS, ownership of PIN 1758884270 is ‘Lennar Carolinas LLC, and ownership of PIN 1758988411 is PARKER, W H PARKER, DORIS FAYE. Plat says Ownership “KL LB BUY 2 LLC”. Applicant submitted Bk019588/Pg01816+ which shows Lennar Carolinas → KL LB BUY 2 LLC recorded on 0-17-2024 – that is almost 8 	

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	<p>months ago. Explain, correct, revise as needed so that Ownership is consistent, and all Owner Signature Blocks are eventually signed by the proper ownership entities.</p> <ul style="list-style-type: none"> b. <u>PIN 1758983710 (120 School St)</u> - Revise/add the PIN in the Site Data Table, or add BM/PG of recombination plat. c. Explain what “Future Development ___ 1,622041 SF (37.237 ac.)” is meant to express. d. Move the list of Town Application references of previous entitlement approvals to the Site Data Table for clarity. e. Revise/Add the Conditions of Approval from MA-22-03 in a concise, clear, and neat text box. f. Please include in the Site Data Table the total number of lots, broken down by residential / open space lots. g. Revise existing Zoning to RM-CZ and RH-CZ per MA 22-03. h. <u>Signature Blocks</u> - Add organizing “neat lines” to contain each separate signature block, as they appear to run together in a disorganized manner. i. <u>Signature Blocks</u> - Review LDO Appendix B Final Plat section for the exact language of the Town’s signature blocks; remove the word “miscellaneous”. j. <u>Note 12</u> – complete the Book and Page of the recording information for the HOA documents. k. <u>Note 14</u> – complete the Book and Page of the recording information for the SCM Stormwater Agreement docs. l. Revise <i>Site Data Table</i> to include Building setback dimensions – one set for RH Single-family Attached use/buildings & one set for RM Single-family Detached use/buildings, due to phasing/platting of 2 zoning districts. m. Provide a <u>Lot Table</u> that includes the Lot # and their addresses, with same way to identify if it is an SFA, SFD, or Open Space lot (the latter, by being termed OS##, is clear, but there is no way to know an SFA from an SFD residential lot (another product of phasing/platting 2 Zoning Districts/2 different residential uses in same plat). n. Revise the “ R/W Dedication” info to more clearly detail new public street Right-of-ways by name, their ROW widths, and the linear feet of (their) new ROW’s. Sum each category (Public 60’ ROW, Public 50’ ROW, etc). This is for State Powell Bill purposes the Town must do each year. 	
Engineering - Jacque Thompson	See the PDF of mark-ups on Sheet 2 / 5 of the Final Plat – there appear to be 2 comments.	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. See PDF of mark-up comments on plat – there appear to be 9 comments/entries made. 2. The downstream Harris Creek SS Improvements installed by The Point and Kalas Falls should be accepted by Raleigh prior to the recording of this plat/these lots. 	
Parks & Recreation - Eddie Henderson	There are no comments on this Final Plat.	
Wake Co Fire / EMS - Brittany Hocutt	There are no comments on this Final Plat.	