

FSP-25-09 – Elizabeth Springs Tract B/Phase 2 Townhomes – V1 Submittal review cycle

START DATE: MARCH 2025	DUE DATE: <u>04-07-25</u>	TRC/STAFF Comments issued on: <u>04/05/2025</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-25-09 on all Sheets in a common location. 5. Please update the Certificate of Ownership as follows: <p style="margin-left: 40px;"><i>I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer and water lines to the City of Raleigh Utility Department.</i></p> 6. Sheet 1/ Site Data table – Revise to include the following : <ol style="list-style-type: none"> a. Building Setback minimums b. Building/structure separation minimum c. Lot Size Minimum d. Total number of lots – Residential, Open space, others? e. New dedicated public right-of-way (streets) - Table that note/detail each street by their names, their ROW width, their Linear feet. The Paved width would be good to have to, and from that, length X paved width = Area of actual Paved streets. f. Please address the following on Sheet 3: <ol style="list-style-type: none"> i. Lot addresses as approved by Wake County, including the addresses of open space lots. ii. Front Setbacks should be shown as 20 feet as approved as part of SP-19-01 iii. Front setback lines are not shown on Lots 52-48, 82-86. Please add. 7. Revise to show drawn/dimensioned Building/Structure separation; this should have been accomplished on Preliminary Subdivision (SP) or Construction Drawings. IF side lot from end units equal/exceed the minimum Building Separation, then showing that dimension is simplest way to confirm/demonstrate compliance. 	

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	<p>8. Provide One Table that ties/relates - Lot Number / Lot Address / Maximum Impervious Coverage permitted for Each Lot.</p> <p>9. STREETLIGHTS – The submitted Exhibit shows 8 poles within this Phase 2; 2 of them are in private parking lots and are not subject to the Town Fee (<i>because Town will not take operational ownership of those 2 poles on private property</i>). Thus there are 6 poles in new public streets of this Plat. Applicant has written that 5 poles were paid for – Provide all the details about making a payment in the past to justify. If correct, then it appears 1 new pole requires payment. If not correct, then 6. Upon knowing the correct #, Staff will issue an INVOICE for the one-time \$650/pole fee which must be paid prior to Town signature/approval of plat.</p>	
Parks & Recreation - Eddie Henderson/Tanner Hayslette	<p>1. Please label Greenway easement as Town of Rolesville Public Greenway Easement.</p> <p>2. Please provide a written explanation as to why you would prefer to keep the open space next to the mail kiosk on Shingle Oak Drive as is instead of constructing the paved walkway shown in previous approved plans.</p>	
Engineering - Jacque Thompson	See PDF of 2 mark-up comments on the Plat.	
COR Public Utilities - Tim Beasley	<p>1. Additional City of Raleigh Water Line Easement may need to be recorded for the FH adjacent to lot 44 since it is located outside of the R/W.</p> <p>2. If the water meters and cleanouts are outside of the R/W for all of the lots, a 3' City of Raleigh Utility Easement (strip) may need to be dedicated along each lot frontage.</p>	
NCDOT – Josh Zhang	No Comments were received – DOT will remain in Review.	
Wake Co Watershed Mgt – Elizabeth Powell	No Comments were received – Contact Wake Co directly, and respond to this by informing the Town where the project stands in regards to Wake County's SEC/SWF permitting.	tbd
Wake Co Fire / EMS - Brittany Lingle/Stephen Wolf	There are no comments.	