



FSP-24-24 – PARKER RIDGE Ph 1B – V2 Submittal review cycle

START DATE: MARCH 2025	DUE DATE: 03-21-25	TRC/STAFF Comments issued on: <u>03/21/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <i>Continue to</i> Provide written responses to ALL the comments received; mark-up to mark-up is fine. <i>Continue to</i> Bubble/cloud any revisions made – these will be removed on the final/recordable version. <i>Continue to</i> Revise all dates on all materials – keep original/initial dates as well (build the dates). Please adjust the following building envelopes to correspond with the correct setbacks: <ol style="list-style-type: none"> Between Lots 59-60, 64-65, 85-86, 95-96, 104-105, 109-110 the building envelope should be 15’ from the property boundary between lots to ensure 30’ building separation. Lots 80, 90, 100, 114, should all have 15’ corner side setbacks. STREETLIGHTS – The provided exhibit, which appears to be produced by DUKE Energy, not the surveyor or engineer for this project, shows 14 street lights highlighted – this Exhibit does NOT express the boundary of Phase 1B so as to compare and confirm these 14 are within that geography, but Staff will presume this is correct and move forward. An INVOICE for 14 street light poles will be issued for the one-time \$650/pole fee prior to signature/recording time. NEW – Cover Sheet Site Data Table says 78 lots, but the Lot/Address table totals 92 residential lots (plus 9 Open Space lots) – which is correct? Revise one of them. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> CID-23-06 – This needs to be revised (& Approved) to show the new Sub-phasing lines and call-out the necessary temporary blow off Assemblies. REPEAT - 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. 	
Engineering - Jacque Thompson	There are no further comments.	
Parks & Recreation - Eddie Henderson	<i>There are no comments on this Final Plat.</i>	
Wake Co Fire / EMS - Brittany Hocutt	<i>There are no comments on this Final Plat.</i>	