

FSP 23-07 – 2012 Rolesville Rd – 1st Submittal review cycle

START DATE: <b>JUNE 06-02-23</b>	DUE DATE: <b>07-10-23</b>	TRC/STAFF Comments issued on: <b>07/10/2023</b>
----------------------------------	---------------------------	---

Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>1. Provide a written response to ALL comments received; mark-ups to mark-ups are fine.</li> <li>2. Add revision date to all documents.</li> <li>3. Pursuant to discussion Staff had with applicant about the jurisdiction of the portion of this plat in Wake County's jurisdiction – follow through with those conversations and adjust the review process as part of the next submittal.</li> <li>4. Regarding Plat title – as a Minor Subdivision of an already platted lot – Lot 2 of BM2005/Pg1939 – shouldn't the title include a reference to this being a resubdivision of Lot 2? Naming this plat after the current Address of Lot 2 (?)</li> <li>5. What is the PIN # of Lot 2 from BM2005/Pg1939 before the Annexation and Rezoning split the property into 2 different PINs (1767259534, New Lot 2 and 1767255599, New Lot 5) – shouldn't this be listed/noted somewhere on this plat, as a means to help explain, first, how these two properties exist today, prior to this Plat, as separate PIN (tax parcels) ? In the Drawing, the 'Gross Area' description would seemingly be the right spot to include this previous/original PIN # reference.</li> <li>6. Revise the names of each lot to simply "Lot #" – as provided they appear to be called/termed "New Lot 5 Area" and "New Lot 2 Area".</li> <li>7. The "New Lot 5 Area" lot is under development as a portion of the Tucker Wilkins PSP-23-01 Preliminary Subdivision Plat, pursuant to MA 21-06, a conditional Rezoning approval. Please create an explanatory Note on the plat that explains this entitlement history and gets at the purpose of creating 'New Lot 5 Area' (separating it from what is becoming 'New Lot 2 Area'. This note should clearly speak to the purpose and intent, which is not to create "New Lot 5 Area" as a future development lot, but just to separate it as the portion that was Zoned and Annexed for the Tucker Wilkins project, and that the remainder portion is staying in Wake County jurisdiction and not subject to Tucker Wilkins entitlements.</li> </ol>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See PDF of three (3) markup comments.	
Wake County Watershed Management - Janet Boyer	USGS blue line shown for property. Neuse River Buffer (NRB) should be shown on plat or provide NC DEQ delineation letter.	
COR Public Utilities Tim Beasley	This Plat proposes the creation of a Lot(s) without access to public water and sewer. Further review / discussion by COR-PUD to determine if plat can be supported given the circumstances of Tucker Wilkins subdivision under review.	
NCDOT – Trevor Darnell	No comments at this time. Comments may be issued once further details / plans are provided.	