




MA 22-03 – Parker Ridge [fka School Street] – 1st Submittal review cycle

START DATE: 02-03-22	DUE DATE: __03-03-22__	TRC/STAFF Comments issued on: __03/06/2022__
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Review Group	Staff	RCVD on:	Comments	All Comments Cleared
Planning Dept.	Michael Elabarger	----	<ol style="list-style-type: none"> 1. Please begin the TIA process by arranging scoping with the Planning Director. 2. Please add an Exhibit identifier to the Concept Plan document; submittal includes an Exhibit A, B, and D – Staff presumes it would be “C”. 3. Exhibit B, Legal descriptions, details 3 tracts of land; there is no reference to a Proposed Zoning District relative to (Parcel A, B, or C). The Concept Plan is not relatable to these Boundary descriptions. Provide a survey or drawn exhibit of just the proposed Zoning District boundaries of the project site, and field notes of those boundaries if they are different than Exhibit B [2 Zoning Districts are proposed, and Exhibit B details 3 areas, so if 2 of the 3 = one of the Zoning Districts, this needs to be expressly clear o the documents]. Once approved by the Town Board, these new Zoning Districts will need to be created in GIS for Zoning map purposes, relying on the boundary information provided. Thank you. 4. Provide consistent Revision dates (and “Version #” possibly) to ALL documents to differentiate their multiple submittals. It is expected that the Concept Plan and Conditions will undergo multiple revisions and so this is critical to keep those in order. Thank you. 5. Staff highly encourages Applicant to contact the applicant for MA 21-03/Scarboro (KDM Development Corporation – find info here: https://www.rolesvillenc.gov/projects/scarboro-property-aka-201-s-main-st) to discuss common aspects of developing in this general vicinity. 	
Planning & Zoning	Karen Mallo, WR	3/2/2022	See two PDF’s – written memo comments, and then mark-up comments on the proposed Concept Plan sheet.	

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Engineering	Brian Laux / Jacqueline Thompson	3/2/2022	See PDF's of written memo comments, and then mark-up comments on the Concept Plan.	
Parks & Recreation	JG Ferguson	3/1/2022	<ol style="list-style-type: none"> 1. Provide Greenway connection from Cedar Lakes subdivision through development with connections to Town Property (future Town Hall & Park). 2. Coordinate with other property owners/developments on creating a connection to Main Street Park. 3. Review OSAG plan for connectivity along plan north side. 4. Revise to provide clarity on the Alignment of/with School Street. RES currently uses School Street for stacking for car pool and this aspect needs to be broached and addressed. 	
Fire / EMS	Brittany Hocutt	2/23/22	<ol style="list-style-type: none"> 1. STREET H & D - Provide turnaround unless connector is provided. 2. Provide Cul-de-sac Measurements. 3. Show hydrant placement relative to proposed Wall Locations. 4. FYI – Any proposed amenity or other non-residential structure/use will have additional review and requirements applicable, TBD. 	
COR Utilities (W/WW)	Tim Beasley	3/3/2022	(via email) No Comments.	
Watershed Management	Jeevan Neupane	2/24/2022	(via email) No Comments.	
NCDOT	Matt Nolfo	2/11/2022	There are no NCDOT roadways directly impacted by this project. If the Town requires a TIA to be done, the NCDOT would like to review the TIA for possible roadway improvements on S Main Street, E Young Street/Rolesville Road, or other nearby NCDOT roadways.	

FEBRUARY CYCLE #1