


FSP-23-18 – Jones Dairy Storage RW/Esmt – 1st Submittal review cycle

START DATE: <b>DECEMBER 12-04-23</b>	DUE DATE: <b>01/08/24</b>	TRC/STAFF Comments issued on: <b>01/07/2024</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 the comments received.</li> <li>2. Add a Revision Date to the next submittal version of the Plat.</li> <li>3. Add “FSP-23-18” on the plat in a conspicuous but out of the way location so it can be identified.</li> <li>4. See the PDF of (5) mark-up comments.</li> <li>5. Add a “site data table” to the Plat; this would include the typical information about property owner, property info (Deed, BM, etc.), regulatory standards like the Zoning District, Building setbacks, etc. This should include the GI-CZ conditions of approval per Rezoning case MA 22-09; parallel entitlement of SDP-23-03 for the site development.</li> <li>6. Label required Tree Preservation areas for Buffering noted on SDP-23-03.</li> <li>7. Signature Blocks:               <ol style="list-style-type: none"> <li>a. Where is the Surveyors Signature block and space for Seal ? Add or explain why absent.</li> <li>b. Remove the County of Wake signature block – this plat is under the subdivision authority of the Town of Rolesville, not Wake County.</li> <li>c. Owners Certificate – Replace with LDO Appendix A Part 4.4.C.7., “Certificate of Ownership and Dedication”</li> <li>d. Per LDO Appendix A part 4.4.C.13, add the two signature blocks for the Town of Rolesville.</li> </ol> </li> <li>8. Adjacent Properties – add the Zoning District and the Planning Jurisdiction for each adjacent property. Example: ‘Wake County / R-30’, or ‘Town of Rolesville ETJ / RL’.</li> <li>9. Remove “Preliminary” disclaimer on final submittal for Recording.</li> <li>10. Property Address – this property has the address of 1200 Jones Dairy Road – it is not observed anywhere on plat; add it where referencing the property address is appropriate.</li> <li>11. Name of Plat – Staff suggests a proper name be made/added, such as “Rivercrest Realty R/W &amp; Easements”.</li> <li>12. FYI – Planning Director can/will Docu-sign electronic signature set submittal; Town endorses Applicant e-recording.</li> </ol>	
Wake County Watershed Management - Janet Boyer	No comments were received; please contact Wake Co. Watershed Management to ensure compliance with stormwater management regulations under their purview that affect this development.	
COR Public Utilities -Tim Beasley	RE-LABEL the “Water Meter Easement” as “New City of Raleigh Water Line Easement”.	
Engineering - Brian Laux / Jacque Thompson	(12/14/23) – No Comments .	
NCDOT – Jacob Nicholson	No comments (12/8/23)	