


FSP-25-16 – Parker Ridge Phase 1B – Section 2 – V1 Submittal review cycle

START DATE: JUNE 2025	DUE DATE: __07-07-25__	TRC/STAFF Comments issued on: __07/03/2025__
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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 / Bubble/cloud revisions / Revise/update all dates. 2. Add/fill in application number of FSP-25-16 on all sheets. 3. <u>Open Space Addresses</u> – Provide and/or clarify if each Open Space lot (this plat contains OS #1C) is addressed by Wake Co GIS/911. FSP-24-20 provided addresses for Open Space lots (ex: <i>Open Space Lot C has multiple Addresses: a 221 and 200 on Tree Moss Court, a 420 and 421 on Water Nest Drive; Open Space Lot B is addressed as 433 Water Nest Drive</i>). 4. <u>STREET Light Poles</u> – the Lighting Exhibit details there to be 3 new street light poles to be installed in Town public right-of-ways; an INVOICE for the one-time \$650/pole fee will be forthcoming, and must be paid prior to Town signature/approval of plat. 5. <u>Zoning Conditions</u> – On Cover Sheet, place every zoning condition from MA 22-03 that relates to the Lots, or the Permitting of the Lots, going forward (ie not something already accomplished). 6. <u>Bond</u> – Town Engineer and Town Inspector will review this as Plat completes the technical review and gets closer to signature-ready. 	
Parks & Recreation - Eddie Henderson	Please revise to expand the Greenway easement to 30' instead of 20' where possible.	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. What plat is recording the Water and Sewer Easements? 2. My assumption is this would be recorded with this Plat since there are no upstream lots, not part of this plat that are requiring this Easement. If this Easement is being recorded with this plat, please provide Metes & Bounds and a property tie. Also, if new, please call-out as "New 30' City of Raleigh Sanitary Sewer Easement". 3. Again, for the Waterline Easement. This would just need to be a 3'x6' City of Raleigh Water Line Easement for the FH located outside of the ROW with Metes & Bounds and a property tie. 	
Engineering - Jacque Thompson	See PDF Of mark-up comments on the Plat itself. There appear to be 7 entries/comments.	
Wake Co Fire / EMS - Stephen Wolf	No fire service comments.	
NCDOT – Joshua Zhang	No comments	N/A