


## FSP-25-17 – Parker Ridge PH 1B Section 3 – V1 Submittal review cycle

START DATE: JUNE 2025	DUE DATE: <u>07-07-25</u>	TRC/STAFF Comments issued on: <u>07/03/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. Provide written responses to ALL the comments received.</li> <li>2. Bubble/cloud any revisions made – these will be removed on the final/recordable version.</li> <li>3. Revise all dates on all materials – keep original/initial dates as well (build the dates).</li> <li>4. Add/fill in application number of <b>FSP-25-17</b> on all sheets.</li> <li>5. <u>Cover Sheet</u> – Note 15 – input the blanks, “blanks” cannot be Recorded.</li> <li>6. <u>Open Space Addresses</u> – Provide and/or clarify if each Open Space lot (this plat contains OS #2 and OS #3) are addressed by Wake Co GIS/911. FSP-24-20 provided addresses for Open Space lots (<i>ex: 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>).</li> <li>7. <u>STREET Light Poles</u> – the Lighting Exhibit details there to be 8 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.</li> <li>8. <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).</li> <li>9. <u>Bond</u> – Town Engineer and Town Inspector will review this as Plat completes the technical review and gets closer to signature-ready.</li> </ol>	
Parks & Recreation - Eddie Henderson	Please revise to expand the Greenway easement to 30’ instead of 20’ where possible.	
Engineering - Jacque Thompson	See PDF of mark-up comments on the plat – there appear to be 3 entries/comments.	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments - there appear to be 3 entries/comments.	
Wake Co Fire / EMS - Stephen Wolf	No fire service comments.	
NCDOT – Jacob Nicholson	No comments.	N/A