



FSP-24-01 – Prestleigh (Preserve at Jones Dairy Central) SFD Phases 2 & 3 – 1st Submittal review cycle

START DATE: FEBRUARY 02-05-24	DUE DATE: _03-11-24_	TRC/STAFF Comments issued on: _03/08/2024_
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a written response to ALL comments received. 2. Cloud/bubble all revision on the Plat that are made. 3. Add REVISION date to the Plat (and any other documents) for record of submittals/versions. 4. Add “FSP-24-01” on every sheet of plat. 5. <u>PIN #'s</u> – the Application references one of the 3 PIN’s as 1850904753 – this PIN does not register (result) when entered into IMAPS. The Plat itself notes a 1850906787, which also does not register when entered in IMAPS. Please explain where or what property is meant by these PIN #'s. 6. <u>Impervious Coverage note</u> – Please add a note and/or table that clearly states what the maximum Impervious Coverage allowed for/on <u>each residential lot</u>. This is a new request likely not made on previous Final Plats; staff has realized it is a major omission, as the lack of clarity on this topic is a recurring issue between Homeowners and Town Staff (post Building Permit C.O.); having a clear note on the Plat will start to help to solve this. Consult with the project Engineer as this data is typically located in Stormwater report documents. Thank you. 7. <u>Street Light Pole one-time fee Invoice is provided separately – please pay ASAP.</u> 8. <u>Regarding Bond estimate</u> – this will be reviewed and approved of at the time when applicant is seeking Town signature and recordation. See Engineering Comment on the Bond estimate. Staff does not want to approve of and receive a Bond (for unbuilt infrastructure) far in advance of Plat recordation; bonding is part of the signature and recordation process. 	Cleared Comments
Engineering - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> 1. See PDF of mark-ups on Sheet 2 of 3 of plat -there are 4 comments. 2. See PDF of mark-ups on the Bond estimate document. 	
Wake Co Watershed Management - Janet Boyer	No comments were received.	tbd
NCDOT – Jacob Nicholson	No comments were received.	tbd
COR Public Utilities - Tim Beasley	No comments.	
Parks & Recreation - Eddie Henderson	No Comments.	
Wake County Fire / EMS - Brittany Hocutt	No comments.	