


FSP-24-02 – Prestleigh (fka PJD Central) – 1st Submittal review cycle

START DATE: FEBRUARY 02-05-24	DUE DATE: <b>03-11-24</b>	TRC/STAFF Comments issued on: <b>03/08/2024</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 comments received.</li> <li>2. Cloud/bubble all revision on the Plat that are made.</li> <li>3. Add REVISION date to the Plat (and any other documents) for record of submittals/versions.</li> <li>4. Add “FSP-24-02” on every sheet of plat.</li> <li>5. <u>Regarding Street Light Poles</u> – Belgian Red Way is a <b>Private Right-of-way</b> – Not Public Right-of-way – and hence the Town will not be accepting financial responsibility for the Street Light Pole (nor will be accepting Private Right-of-way).</li> <li>6. <u>Regarding Private Right-of-way</u> – Clarify on the plat via a Note as to what entity will own the Private Right-of-ways. <a href="#">This is a new request that Staff realizes was not made on FSP-23-15 (Townhome Phase 1) and that was a major omission. Thank you.</a></li> <li>7. <u>Regarding Bond estimate</u> – The estimate is for unbuilt PRIVATE right-of-way infrastructure, not Public. Town is willing to accept a Bond for this PRIVATE infrastructure in the same manner as the Town <u>Requires</u> Bonding of unbuilt infrastructure (ahead of Final Plat recordation). IF Applicant still seeks to submit such a Bond -- this will be reviewed and approved of at the time when applicant is seeking Town signature and recordation. See Engineering Comments. 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.</li> <li>8. <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.</li> </ol>	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on the plat.	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See two PDF’s – mark-ups on the Plat itself, and on the Bond estimate document.	
NCDOT – Jacob Nicholson	xx	
Wake County Watershed Management - Janet Boyer	xx	
Parks & Recreation - Eddie Henderson	No Comments.	
Wake County Fire / EMS - Brittany Hocutt	No comments at this time.	