

FSP-24-05 – Prestleigh (PJD Central) Townhome Ph 3 – V1 Submittal review cycle

START DATE: <b>MARCH 03-04-24</b>	DUE DATE: <u>04-08-24</u>	TRC/STAFF Comments issued on: <u>04/04/2024</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; mark-up to mark-up is fine.</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. FYI - Streetlight Pole one-time fee INVOICE will be processed separately, closer to time of Recordation.</li> <li>5. FYI - Bond Estimate review SHALL occur closer to time of Recordation, depending on expected time gap (from V1 submittal to Recordation).</li> <li>6. <u>Application Discrepancies</u> – the submitted Application lists acreage as “22.052” whereas this plat is for 4.106 acres of land – correct or revise which is incorrect, presumably the Application. The Application also lists 3 separate PIN numbers – confirm (or revise) that the 4.106 acres covered in this particular plat is indeed all or part of those 3 PIN numbers.</li> <li>7. Provide table/note about the maximum Impervious Coverage permitted for Each Lot.</li> <li>8. Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town (or NCDOT). This is for State Powell Bill purposes.</li> <li>9. See PDF of mark-up comments from WithersRavenel – there are 4 comments/entries.</li> <li>10. <u>Sheet 1:</u> <ol style="list-style-type: none"> <li>a. Add minimum lot width (20’) as a reference; suggest adding this to the data area detailing Minimum Building Setbacks for townhome lots (see mark up).</li> <li>b. Add date survey was prepared as required in UDO Section 15.3.8, Information to be contained in or depicted on Preliminary and Final Plats.</li> </ol> </li> <li>11. <u>Sheet 2:</u> <ol style="list-style-type: none"> <li>a. Draw front &amp; rear setback lines per TH lot as required in UDO Section 15.3.8, Information to be contained in or depicted on Preliminary and Final Plats.</li> <li>b. Herd Way – Provide a turnaround radius or other roadway turn-around for the terminus of Herd Way for emergency vehicles (see mark up), or explain why it dead-ends/is not provided.</li> <li>c. Add minimum lot width (20’) as a reference; suggest adding this to the data area detailing Minimum Building Setbacks for townhome lots (see mark up).</li> </ol> </li> <li>12. Per UDO Section 15.3.8, Information to be contained in or depicted on Preliminary and Final Plats - provide a copy of any proposed (Recorded?) Deed restrictions or similar covenants. Such restrictions are mandatory when private recreation areas are established (per UDO).</li> </ol>	

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	<p>13. Create and place a note to the effect of “This subdivision plat creates NO new public right-of-ways; shown right-of-ways are Private (as the maintenance responsibility Homeowners Association. In Townhome Phase 1, already IMAPS, Belgian Red Way polygon with attribute stating Preserve at Jones Dairy LLC.</p> <p>14. <u>Owner Signature Block</u> – see sentence; sanitary sewer and NOT get dedicated to the Town, City of Raleigh Utility Please revise this last sentence water/sanitary sewer get CORPUD. Also, the storm sewer that is within these private right-of-ways on this particular plat, these do NOT get dedicated to the Town, so revise this to say that (or omit altogether if it is practically assumed that the ownership and maintenance of the private right-of-ways includes the storm sewer infrastructure imbedded within that. Unfortunately, FSP-23-15 was recorded without such conflicts being identified and rectified; Staff should strongly suggest the Applicant re-record FSP-23-15 to correct these incorrect statements; Planning &amp; Engineering staff can discuss this further off-line.</p>	<p>noted) and of the FSP-23-15, recorded, per appears as a ownership is clip, last water lines do but rather the department. to state dedicated to</p>
<p>Engineering - Brian Laux / Jacque Thompson</p>	<p>See PDF of mark-ups on the Plat – there is 1 comment on sheet 2 of 2.</p>	
<p>COR Public Utilities - Tim Beasley</p>	<ol style="list-style-type: none"> <li>1. “COR Water Easement” should be renamed to “New City of Raleigh Waterline Easement”.</li> <li>2. “COR Utility Easement” should be renamed to “New City of Raleigh Public Utility Easement.”</li> </ol>	
<p>Wake County Fire / EMS - Brittany (Hocutt) Lingle</p>	<p>Freestall Dr and Herd way need temporary turnaround.</p>	
<p>Wake County Watershed Management - Janet Boyer</p>	<p>No Comments were received.</p>	<p>tbd</p>
<p>NCDOT – Jacob Nicholson</p>	<p>No Comments were received.</p>	
<p>Parks &amp; Recreation - Eddie Henderson</p>	<p>No comments.</p>	

