


FSP-24-06 – Prestleigh (PJD Central) SFD Ph 4,5,6 – V1 Submittal review cycle

START DATE: MARCH 03-04-24	DUE DATE: <u>04-08-24</u>	TRC/STAFF Comments issued on: <u>04/05/2024</u>
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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 received; mark-up to mark-up is fine. 2. Bubble/cloud any revisions made – these will be removed on the final/recordable version. 3. Revise all dates on all materials – keep original/initial dates as well (build the dates). 4. FYI - Streetlight Pole one-time fee INVOICE will be processed separately, closer to time of Recordation. 5. FYI - Bond Estimate review SHALL occur closer to time of Recordation, depending on expected time gap (from V1 submittal to Recordation). 6. Provide table/note about the maximum Impervious Coverage permitted for Each Lot. 7. 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. 8. <u>Application</u> - revise to reflect the total acreage of phases 4,5, 6 – it is Blank. 9. <u>Phasing</u> – Overall, it is basically impossible to see and know where the 3 different phases are on this plat; the Cover Sheet in the overall drawing image, the text is blurry and illegible, and it is unclear if even on this drawing, the 3 phases are clearly demarked. On sheets 2-5, there is no observable references, call-outs, etc that is differentiating the 3 phases. While this plat is seeking to RECORD 3 original phases laid out in the Phasing Plan (which goes back all the way to the SUP), the individual 3 phases need to be shown on this plat. The 3 phases cannot simply be “collapsed” into one amorphous phase now on this Final Plat – explain if that is what Applicant is trying to do, and why observable differentiation of Phases 4, 5, and 6 is absent. Further review on this matter. 10. <u>Lot Numbers</u> – Staff notices lot numbering discrepancies from PR 20-04 - Please explain these discrepancies. 11. <u>Deed Restrictions/Covenants</u> - Provide a copy of any proposed deed restrictions or similar covenants; this is mandatory when private recreation areas are established as required in UDO Section 15.3.8, <i>Information to be contained in or depicted on Preliminary and Final Plats</i>. 12. <u>Cover Sheet – Site Data</u> – See Phasing comment above; break this out Per Phase; as presented, this looks like Applicant is collapsing 3 Phases into 1 by omitting any details about the 3 individual Phases. 13. <u>Sheet 2</u> - Provide the zoning classification for the adjoining property owned by the Wake Forest Baptist Church. Additionally, please update the PIN to reflect: 1769086810, as shown on iMaps. 14. <u>Streets</u> – Per UDO Section 15.4.5.2, if the proposed public R/W are not yet accepted by the Town nor State system prior to the sale of lots, a statement explaining the status of the street(s) is required. Said statement 	

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	<p>should take the form of a written maintenance agreement with provisions for maintenance of the street until it is accepted by the Town or placed on the State System shall be included with the Final Plat.</p> <p>15. <u>Sheet 5</u> - the terminus of Cattle Drive is a dead-end; see Wake County Fire Comment on this.</p> <p>16. <u>Playgrounds</u> - the Special Use Permit Conditions of Approval (SUP 18-06, BK: 017626 PG 02496-02502) state that the Phase 4 playground, open space, and walking trail are to be completed by the 50 percent issuance of the building permit of the phase. Additionally, the Phase 5 playground, open space and walking trail are also to be completed by the 50 percent issuance of the building permit of phase 5. The lack of Phasing Clarity (see previous comments on Phasing) makes implementing this impossible; it is unclear where Phase 4 or 5 physically are, and which (OS lot) is intended to host these playgrounds.</p> <p>17. <u>See PDF of Recorded SUP 18-06 Order + Conditions</u> - Current Notes 7, 11, 12, 13 relate to SUP Conditions 2, 5, 7, and 8; Staff finds that SUP Conditions 1, 4, and 6 still have relevancy to this Final Plat or subsequent Permitting and development of lots, and thus should be added/Referenced by Note on the Final Plat.</p> <p>18. <u>Owner Signature Block</u> – last sentence; sanitary sewer and water lines do NOT get dedicated to the Town, but rather the City of Raleigh Utility department. Please revise this last sentence to state water/sanitary sewer get dedicated to CORPUD.</p>	
Engineering - Brian Laux / Jacque Thompson	See PDF of markups on the plat – there are 4 comments.	
Wake County Fire / EMS - Brittany (Hocutt) Lingle	1. Cattle Drive needs temporary turnaround.	
Wake County 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.	