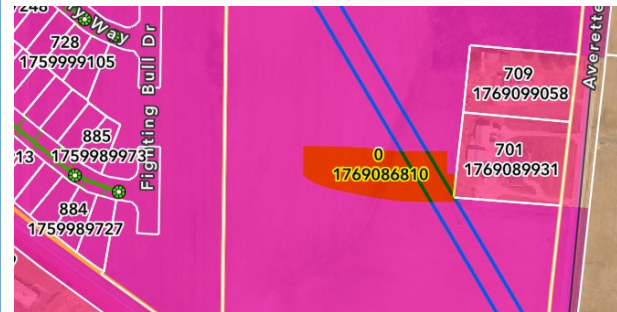
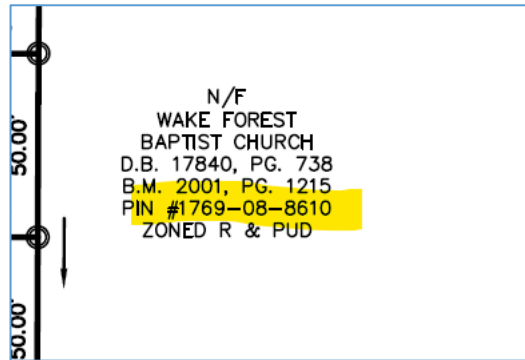


FSP-24-06 – Prestleigh (PJD Central) SFD Ph 4,5,6 – V2 Submittal review cycle

START DATE: MAY 05-03-24	DUE DATE: <u>06-10-24</u>	TRC/STAFF Comments issued on: <u>06/09/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. <i>Continue to Provide</i> written responses to ALL the comments received; mark-up to mark-up is fine. 2. <i>Continue to Bubble/cloud</i> any revisions made – these will be removed on the final/recordable version. 3. <i>Continue to Revise</i> all dates on all materials – keep original/initial dates as well (build the dates). 4. Continued - FYI - Streetlight Pole one-time fee INVOICE will be processed separately, closer to time of Recordation. 5. Continued - FYI - Bond Estimate review SHALL occur closer to time of Recordation, depending on expected time gap (from V1 submittal to Recordation). 6. Partial REPEAT - Phasing – There is still lack of clarity as to where each of the 3 Phases of land/lots are on all 5 sheets. Sheet 1, in the overall drawing, the adding of the words “Phase 4”, “Phase 5”, Phase 6 is inadequate to graphically show the boundary between 3 phases; this image is very blurry also which does not help. See webpage excerpt; Staff cannot discern which lots, by their lot numbers, are within what phase (and thus any viewer of this plat could not). <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>FSP-24-06 - SFD Phases 4, 5, 6 - Final Subdivision Plat to subdivide 22.263 acres into 87 Single-family Detached (SFD) lots, being Lots 27-47, 75-93, 147-170, 204-216, 222-228, and 244-246, three Open Space Lots (OS #3, 4, and 5), two Active Open Space lots (AOS #3 and 6), and portions of the new Holstein Dairy Way, Bullhorn Drive, Fighting Bull Drive, Shorthorn Drive, Ramo Grande Drive, Cattle Drive, Cow Barn Way public right-of-ways.</p> <p>Phase 4 shall contain lot numbers ___??____ / Phase 5 shall contain lot numbers ____??____ / Phase 6 shall contain lot numbers ____?__.</p> </div> <p>The Line Legend table doesn’t even have an entry of “Phase Line”, meaning, there is no graphically drawn Phase line/boundary – how can that be when there are 3 distinct phases within this Plat ??</p> 7. REPEAT -- Deed Restrictions/Covenants – (V1 Comment: 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>) <ol style="list-style-type: none"> a. Applicant response is “Deed restrictions and covenants have been submitted with phase 1”. b. PROVIDE THE DOCUMENT. Do not instruct Staff to go look in some other location for a document that, by the response, you have at your ready. c. Phase 1 (SFD) is FSP-23-13 and is recorded as BM2023/Pg2188-2192; Town network records DO NOT include any document of Deed Restrictions/Covenants. IF Town Staff had it, it would/should be posted to the project webpage with every plat that those restrictions/covenants relate to, and is not. d. IF this document is already recorded, just provide the Book and Page recording information; IF it is recorded, it should be referenced by a NOTE on this and every other plat that is subject to those restrictions/covenants. Add such a note IF the document is already Recorded, which should be the case, given Phase 1 which applies to those Deed Restrictions/Covenants, is Recorded. 	

8. Wake Forest Baptist Church property – Sheet 3, add the Zoning District just like done on Sheet 2; all sheets, Revise the PIN number for PIN 1769086810 as it is incorrectly referenced as 1769088610 – the “68” is juxtaposed as “86”.



9. PIN 1860005632 – Sheets 4 and 5, add the Zoning District (it is “RL”).
10. **REPEAT -- Streets** – 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 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.
- Response is “Statement Added”
 - WHERE ? – Staff cannot locate it across this 5 sheet plat? Why couldn’t the response have said “This is added on Sheet X, see Note # X” or something to guide staff to finding it – why does the Response demand that Staff hunt across 5 sheets trying to find “Statement added”?
 - Be clear and explicit in how Comments are addressed – do not make Staff hunt for information.
11. **Partial REPEAT** - Playgrounds/Special Use Permit Conditions of Approval (SUP 18-06, BK: 017626 PG 02496-02502):
- Cover sheet Note #16 now speaks to this – good.
 - See previous comments about how it is impossible to see the boundaries between any of the 3 phases – how is Staff to know where the amenities committed to be in Phase 4, when there is no boundary line separating Phase 4 from 5 or 6?
 - IF Note #16 says these 3 amenities will be within Phase 4, why can’t the note now clarify which LOT they will be in, by referencing the Lot #? Does Applicant not yet know what Lot these amenities will be in? This is more of the creation of guess-work, rather than clarity, being observed. Please explain why this note can’t simply provide the answer of on what Lot number these amenities will be located within.
12. **Partial REPEAT** - Recorded SUP 18-06 Order, Conditions – With V2 revision, Staff now observes that Cover Sheet Notes 7, 11, 12, 13, 16, 17 relate to the SUP Conditions – WHY aren’t these Notes written with the Origin, or the Reason, or the cause, or the “Why” behind them – simply, why don’t they say “Per SUP 18-06 Condition of Approval

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	<p>### ...” – why is this clarifying detail omitted? Revise to include this; lack of this makes these look like they are voluntary, and weakens their enforcement years later, which is Staff’s concern.</p> <p>13. NEW – Cover Sheet Note #18 – this speaks to “... on Sheet 1 of 3”; this plat is 5 Sheets – should this not state “...on Sheet 1 of 5”?</p>	
Engineering - Brian Laux / Jacque Thompson	See PDF of markups on Sheet 5 of 5 of the plat – there is 1 comment.	
Wake County Fire / EMS - Brittany (Hocutt) Lingle	V1 Comment was “Cattle Drive needs temporary turnaround.” No comment from Wake County was received; Applicant states that reviewer withdrew comment upon conversation.	n/a
Wake County Watershed Management - Janet Boyer	*Same as V1, for V2 there were No comments received.	TBD
NCDOT – Jacob Nicholson	*Same as V1, for V2 there were No comments received.	TBD
COR Public Utilities - Tim Beasley	No comments.	
Parks & Recreation - Eddie Henderson	No comments.	