

FSP-24-23 – Point South Phases 2(pt), 6, 9(pt) – V1 Submittal review cycle

START DATE: DECEMBER 2024	DUE DATE: <u>01-06-25</u>	TRC/STAFF Comments issued on: <u>01/05/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<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. <u>STREETLIGHTS</u> – IF new street lights are installed in Town public right-of-way- provide Lighting Plan exhibit that clearly indicates that number of poles. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat. 5. Add FSP-24-23 on the Cover/1st sheet and then somewhere common on all subsequent sheets. 6. Explain/add Clear Cover Sheet note about these “future development lots” (1-10 and a 13 ?) that are detailed on Sheet #2. Are these areas not beyond Phases 2, 6, 9 ? Are these lands exempt from TOR platting jurisdiction/requirements? 7. <u>Cover Sheet Revisions</u> : <ol style="list-style-type: none"> a. <u>Signature Blocks</u> - Add organizing “neat lines” to contain each separate signature block, as they appear completely disorganized on a giant white sheet. . b. There is no Site Data Table – provide one. <ol style="list-style-type: none"> i. Incorporate the General Notes, the Lots per Phase, and (Street) Quantities as components within. ii. Clearly state the total number of residential and/or other lots, including the lot # sequences. iii. Include minimum building setbacks. iv. Provide a Lot Table that includes the Lot # and their addresses, so as to connect the two. 8. Please add zoning district information on adjacent properties observed on Sheets 2, 4, 5. 	
Engineering - Jacque Thompson	See the PDF of mark-ups on the Final Plat.	
COR Public Utilities - Tim Beasley	The Harris Creek outfall improvements should be installed, inspected and conditionally accepted by Raleigh prior to the recording of these lots.	

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<p>Wake Co Fire / EMS - Brittany Hocutt</p>	<p><i>Plans do not show street widths or dimensions only easements shown– Possible issues noted with cul de sac dimensions, deadends and temporary turn arounds may be needed. Please see standard comments below for overall design criteria.</i></p> <ol style="list-style-type: none"> 1. Fire Department access roads shall meet provisions of the Fire Code for emergency operations. 2. Street width shall be a minimum of 20 ft wide with an all weather surface capable of withstanding imposed loads of fire apparatus weighing at least 75,000 lbs. 3. No vertical obstructions within 13 ft 6 inches over roadway which includes tree branches, signs or gates. 4. Grade shall meet minimum DOT standards and not exceed 10% grade. 5. Turning radius shall be sufficient to allow emergency vehicle access without stopping and repositioning. 6. Road widths where a hydrant is located shall be a minimum of 26 ft. 7. Dead-end roads over 150 ft in length shall have 60 ft hammerhead turn-around provided. If temporary due to phase construction then a <u>temporary</u> turn-around shall be provided. 8. If entrance gate provided then immediate emergency vehicle access shall be provided. 9. Gated entrances shall have a minimum of 12 ft roadway width in each direction or if one gate then a minimum of 20 ft width. 10. Buildings over 30 ft in height above fire department access road shall have 26 ft wide access roads for aerial apparatus. 11. Fire lane marking may be required in areas near building and around hydrants to provide unobstructed access. 	
<p>Parks & Recreation - Eddie Henderson</p>	<p>There are no comments on this Final Plat.</p>	

