


FSP-25-01 – Point South Phase 10 – V1 Submittal review cycle

START DATE: JANUARY 2025	DUE DATE: <u>02-10-25</u>	TRC/STAFF Comments issued on: <u>02/10/2025</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. Add FSP-25-01 in a common location on all sheets. 5. <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. 6. Contact GIS/911 to attain addresses for every single lot; non-residential Lots can use terminology of “Open Space #X”; include this on next submittal. Note, the Legend and notes include an entry for Addresses, but none are present. 7. Cover Sheet Revisions: <ol style="list-style-type: none"> a. Please add the project number FSP-25-01 to the cover page. b. Please clarify that the client listed is the property owner by correcting call out to “Client/Property owner. c. Please include a site data table that included the following information: <ol style="list-style-type: none"> 1. Total phase acreage, setbacks, impervious surface per lot, # of lots including # of open space lots. 2. Existing Zoning “R&PUD” 3. The Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town. Clarify Public or Private; per street/alley, delineate ROW widths and Linear Feet. Sum each category (Public, Private, 60’ ROW, 50’ ROW, etc). 8. <u>Signature Blocks</u> - Add organizing “neat lines” to contain each separate signature block. 	
Engineering - Jacqu Thompson	See PDF of mark-ups on the plat. There appear to be 13 entries/comments.	
COR Public Utilities - Tim Beasley	Downstream SS improvements should be accepted by Raleigh prior to recording.	

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Wake Co Fire / EMS - Brittany Lingle	Staff contacted Katie and JTaylor from McAdams to try to broach the below – please address this in the response to comments: **Is there a temporary turnaround noted at the dead end of Mirth Court? Or will it connect to an existing street?	
Wake Co Watershed Management – Kevin Zelaya	<u>Town Staff</u> – it is not unusual for Wake Co to not comment on a Final Plat – it is the Applicants responsibility to be in good standing with the County relative to SEC/SWF permits related to the land area of this plat.	NA
NCDOT – Jacob Nicholson	The Point (SOUTH) has completed all of the roadway improvements required for the residential phase with the exception of the signal warrant analysis based on a specific lot count. Until we reach that lot count or hit the commercial phase, NCDOT input is not needed.	
Parks & Recreation - Eddie Henderson	No comments	