

FSP-25-02 – Point South Phase 3 – V1 Submittal review cycle


START DATE: JANUARY 2025

DUE DATE: **02-10-25**

TRC/STAFF Comments issued on: **02/10/2025**

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. Add FSP-25-02 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. Staff is counting 132 residential lots in this plat – Lots # 405 – 530 (126) + 538-543 (6) so 126+6=132. Sheet 2 in table at bottom says there are 113 lots- explain/clarify/correct. <table border="1" data-bbox="688 889 1560 1089" style="margin: 10px auto;"> <thead> <tr> <th colspan="3">SITE AREA TABLE PHASE 3</th> </tr> </thead> <tbody> <tr> <td>ORIGINAL SITE AREA.....</td> <td></td> <td>53.41 ACRES</td> </tr> <tr> <td>LOT AREA (113 LOTS).....</td> <td></td> <td>5.44 ACRES</td> </tr> <tr> <td>OPEN SPACE AREA (3 LOTS).....</td> <td></td> <td>5.38 ACRES</td> </tr> <tr> <td>RIGHT OF WAY AREA.....</td> <td></td> <td>3.49 ACRES</td> </tr> <tr> <td>FUTURE DEVELOPMENT.....</td> <td></td> <td>38.08 ACRES</td> </tr> <tr> <td>TOTAL.....</td> <td></td> <td>53.41 ACRES</td> </tr> </tbody> </table> 8. 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 	SITE AREA TABLE PHASE 3			ORIGINAL SITE AREA.....		53.41 ACRES	LOT AREA (113 LOTS).....		5.44 ACRES	OPEN SPACE AREA (3 LOTS).....		5.38 ACRES	RIGHT OF WAY AREA.....		3.49 ACRES	FUTURE DEVELOPMENT.....		38.08 ACRES	TOTAL.....		53.41 ACRES	
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	<p>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).</p> <p>9. <u>Signature Blocks</u> - Add organizing "neat lines" to contain each separate signature block.</p>	
Engineering - Jacque Thompson	See PDF of mark-ups on the plat – there appear to be 9 entries/comments.	
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
COR Public Utilities - Tim Beasley	Please also label and provide a reference for the ex. CORSSE on sheet 3.	
Wake Co Fire / EMS - Brittany Hocutt	<i>Town Staff – no comments were received.</i>	
NCDOT – Jacob Nicholson	The Point 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.	