

FSP-24-23 – Point South Phases 2(pt), 6, 9(pt) – V2 Submittal review cycle

START DATE: FEBRUARY 2025	DUE DATE: <u>03-10-25</u>	TRC/STAFF Comments issued on: <u>03/12/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. <i>Continue to</i> Provide written responses to ALL the comments received; mark-up to mark-up is fine. 2. <i>Continue to</i> Bubble/cloud any revisions made – these will be removed on the final/recordable version. 3. <i>Continue to</i> Revise all dates on all materials – keep original/initial dates as well (build the dates). 4. Address other TRC Reviewers comments. 	
Engineering - Jacque Thompson	See the PDF of mark-ups on the Final Plat – there appear to be 2 comments.	
COR Public Utilities - Tim Beasley	Approvable by Raleigh Water but the downstream Harris Creek sewer improvements should be accepted by Raleigh prior to recording of lots.	
Wake Co Fire / EMS - Brittany Lingle / Stephen Wolf	<p>V2 – No new comments were provided; please contact Wake Co. directly or discuss at TRC meeting.</p> <p>V1 - <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 - minimum or 12 ft roadway width in each direction or if one gate then a minimum of 20 ft width. 10. Buildings >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. 	
Parks & Recreation - Eddie Henderson	<i>There are no comments on this Final Plat.</i>	