




FSP-25-01 – Point South Phase 10 – V2 Submittal review cycle

START DATE: MARCH 2025	DUE DATE: __04-07-25__	TRC/STAFF Comments issued on: __04/05/2025__
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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. HOLD – Per CORPUD – Downstream improvements must be completed per CORPUD before this can be Recorded. 5. REPEAT -- FSP-25-01 is NOT OBSERVED in a common location on all sheets. Cover sheet has a bubble like it was intended but it is not there on PDF Town received. 6. Repeat - STREETLIGHTS – The exhibit is wholly unclear as to where Phase 10 fits within it, and then exactly and specifically, HOW MANY street light poles are located in new public streets within this Phase. Revise/provide. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat. 7. NEW – Add a neat line and title ('New Town public right-of-ways dedicated with this plat') to the now included list of new streets; thank you. As provided it just hangs in space with no title/explanation. 8. NEW – With Addresses now provided – Cover sheet or where space allows – create a Table that ties together/includes: Lot Number / Lot Address / Maximum Impervious Coverage for each lot. Newly added Note 11 can be removed in lieu of this new table. 9. NEW – Phase 10 is solely and only Single-family attached (Townhomes) – correct? Why does Cover Sheet have FOUR (4) typical lot drawing of "Single-family detached" when this is a Townhome-only phase? Remove them as they are quite confusion-causing. 10. NEW – Copy over the Site Data Table on sheet 2 to Sheet 1 at least; this should always /primarily be on the cover sheet. Revise it to include the Lot sequence(s), which is somewhat mentioned in the new Note 11. This disconnection of information should be eliminated, and information be front center and prominent. 	
Wake Co Watershed Mgt – Elizabeth Powell	<u>No comments provided, like V1.</u>	NA
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. No additional comments. 2. Downstream sewer improvements should be accepted by Raleigh prior to recording. 	See HOLD

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Engineering - Jacque Thompson	There are no further Comments.	
Wake Co Fire / EMS - Brittany Lingle	No further Comments.	
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	