




FSP-25-02 – Point South Phase 3 – V2 Submittal review cycle

START DATE: MARCH 2025	DUE DATE: <u>04-07-25</u>	TRC/STAFF Comments issued on: <u>04/05/2025</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 – remove these 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 before plat can be Recorded. 5. REPEAT -- FSP-25-02 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 3 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. 9. NEW – Phase 3 is <u>mostly</u> Single-family attached (Townhomes) but also includes 6 Single-family detached lots. Cover Sheet has FOUR (4) varieties of typical lot drawing of "Single-family detached" – Keep only the typicals that represent the 6 SFD lots in this Plat (phase). Keeping the others is 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) also denoting "SFA (or TH)" and "SFD" so the Use is known. This disconnection of information should be eliminated, and information be front center and prominent. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Please provide a ref for the ex. sanitary sewer easement on Sheet 5. 2. Downstream sewer improvements should be accepted by Raleigh prior to recording. 	See HOLD
Wake Co Watershed Mgt – Elizabeth Powell	<i>Town Staff – No comments were received, none are usually provided on subsequent Phases like this. Applicant is responsible for being in good standing with Wake Co. permits (SEC/SWF).</i>	NA

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Engineering - Jacque Thompson	There are no further comments.	
Wake Co Fire / EMS - Brittany Lingle	There are no further comments.	
NCDOT – Jacob Nicholson	<i>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.</i>	
Parks & Recreation - Eddie Henderson	No comments.	