

FSP-23-04 – Point South Ph 1,2,6,9 – 1st Submittal review cycle

START DATE: MAY 05-04-23	DUE DATE: _06-02-23_	TRC/STAFF Comments issued on: _06/05/2023_
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a written response to ALL the comments. 2. Revise the dates on all materials, clearly indicated the 1st, and then 2nd, submittal. 3. Provide a Street Light pole exhibit or information to otherwise determine how many are in this Final Plat (these 4 phases) – the \$650/pole one-time fee is payable at Final Plat recordation. 4. Regarding the Parks comment regarding Greenways, the Town acknowledges that the Point project was approved in concept circa 2019, with subdivision and Construction Plan creation in 2020, and final approvals between 2020 and 2022, and the Greenway/Bicycle Plans were adopted after all of those entitlements. Any change toward more compliance with these more recent Plans is appreciated and will be facilitated by the Town, however that might come to be. Please clarify if Applicant seeks to look at ways for compliance or will stand with the entitlements as approved. 	
Parks & Recreation – Eddie Henderson	FYI - The Town Board of Commissioners adopted both Greenway and Bicycle Plans in August of 2022; Greenway Plan shows Greenway following Louisburg Road, where it cuts into the property and runs along Quarry Road until it meets E Young Street. This Plat shows Greenway (in compliance w the Plans) up and until it reaches the traffic circle of Quarry Road. The Bicycle Plan shows a bicycle boulevard on all of Quarry Road through the development; the Plat is absent any such bicycle facility.	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See two (2) PDF's – (1.) Memo of written comments dated 05/31/2023; and (2.) Mark-up comments (appear to be 32) on the Final Plat itself.	
Wake County Watershed Management - Janet Boyer	Label SCMs by name.	
COR Public Utilities - Tim Beasley	The necessary offsite sanitary sewer extensions by the Point and Kalas Falls must be installed, inspected and accepted by Raleigh prior to the recording of this plat.	
NCDOT – Trevor Darnell	<ol style="list-style-type: none"> 1. See PDF of Application for Driveway Entrance onto SR 1003, dated August 20, 2021. 2. NCDOT improvements will be required per permits D051-092-21-00125 and E051-092-21-00201. 	
Wake County Fire / EMS - Brittany Hocutt	No issues noted.	