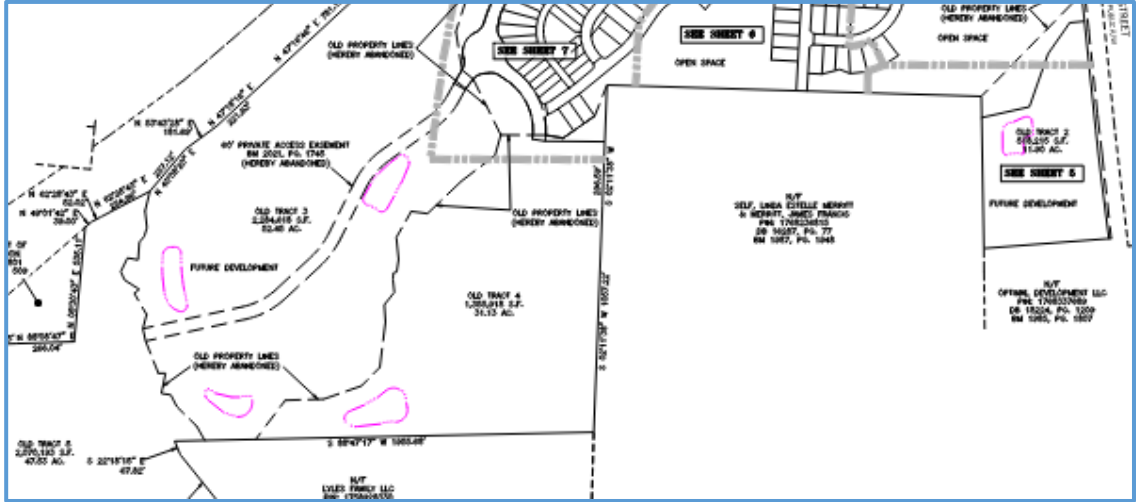




FSP-23-04 – Point South Ph 1,2,6,9 – 2nd Submittal review cycle

START DATE: JULY 7/4/23	DUE DATE: 08/07/2023	TRC/STAFF Comments issued on: 08/02/2023
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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. <u>Regarding Street Light Poles</u> – see PDF of the submitted Duke Energy lighting plan – Staff counts 65 poles within public right-of-ways that require the \$650/pole one-time fee is payable at Final Plat recordation. Please confirm the 65 number, or provide auxiliary exhibit that clearly details the poles in Phases 1,2,6,9. Staff will follow-up with an INVOICE for payment after the number is confirmed. 4. NEW – Please consider adding a Note saying something akin to “<i>This Final Plat and all preceding development entitlements pre-date the adoption on 8/2/22 by the Town of Rolesville of the Greenway Plan and Bicycle Plans, and this development is not required to comply.</i>” This will commemorate that situation and explain any observed deviations from those Plans, which Staff acknowledges this project is not required to follow. Thank you. 5. FYI – Please acknowledge the timing aspect of the NCDOT #2 comment relative to submitting this Plat to the Planning Director for signature (after the technical review is completed). 	
COR Public Utilities - Tim Beasley	<p><u>V1 Comment:</u> <i>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.</i></p> <p><u>V2:</u> This previous comment still stands. Below is Raleigh’s conditional approval note on the CDs. These conditions must be met prior to the point CD packed #1 recording lots.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>CORPUD APPROVAL CONDITION: CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #1 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY AMERICAN ENGINEERING. THE PLAN SET IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #1 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMIT # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.</p> </div>	

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<p>Engineering (CJS/B&M) - Brian Laux / Jacque Thompson</p>	<p>See clip below; these colored lines were not on the previous submittal, and are not labeled/explained. Either Remove if an error, or label/explain them and convert to Black. <i>Town Staff can review this on Signature set pending all other comments are resolved.</i></p> 	
<p>NCDOT – Trevor Darnell</p>	<ol style="list-style-type: none"> 1. NCDOT improvements will be required as outlined in permits D051-092-21-00125 and E051-092-21-00201. 2. NC DOT does not support the Recordation of this Final Plat for residential lots prior to (the above road improvements being constructed and inspected). 	
<p>Parks & Recreation – Eddie Henderson</p>	<p>No further comments.</p>	
<p>Wake County Watershed Management - Janet Boyer</p>	<p>No further comments.</p>	
<p>Wake County Fire / EMS - Brittany Hocutt</p>	<p>No issues noted.</p>	