

## MEMORANDUM

**To:** Meredith Gruber, Town of Rolesville, Planning Director  
Michael Elabarger, Town of Rolesville, Senior Planner

**From:** Liza Monroe  
Karen Morgan Mallo, AICP

**Date:** August 26, 2022

**Project:** Granite Crest, Phase 4b  
**FP22-12**

**Subject:** Final Plat 1<sup>st</sup> Review Comments

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The following is a review of the final plat for Phase 4b of Granite Crest. The drawings were completed by the JAECO Consulting Engineers and Land Surveyors, dated July 18, 2022. The project proposes the combination and resubdivision of four existing lots (PIN: 1759-75-3474, 1759-75-1000, 1759-75-3092, 1759-74-1891) for the construction of 16 single-family units on a 9.7-acre site.

The site was zoned Residential 2 – Special Use District (R2-SUD) through a zoning map amendment (MA 15-03). The site is also subject to a Special Use Permit (SUP15-01). The project has been reviewed under the Unified Development Ordinance (UDO).

The preliminary plat (PR22-02) to recombine and establish the new property lines for the site was approved on July 6, 2022. The overall preliminary plat creates 25 SF lots, 2 open space lots, and a lot for the mail kiosk lots (Lots 176-200, 209, 210 and 212). Lots 176-191 and Lots 209 and 212 are considered Phase b. Phase c consists of a Lots 192-200, 209 (reduced in area) and Lot 210.

Additionally, a subsequent construction drawing set for Phase 4b was approved on August 8, 2022. Prior to signature, WithersRavenel requested that the Cover Sheet be revised to reflect the correct lots for which this CD set has been prepared Lots 176-191, 209, and 212. Further, if conditions were approved as a portion of the preliminary plat approval on July 6, 2022, these were also requested to be added to the plans. We are unable to confirm if those requests were completed.

When revising and resubmitting the plat for review, please cloud and/or highlight any revisions to the plan set. We suggest using **red** as this color stands out. For the final plat review, we offer the following.

1. Add case number FP22-12 to the cover sheet.
2. Per UDO Section 15.3.7, the following certificates are required:
  - a. Certificate of Ownership and Dedication. This has been provided but the language is not the same as what is noted within the UDO. We defer comment on the necessity of changing this language to the Town of Rolesville staff.
  - b. Certificate of approval of the design and installation of streets, utilities and other required improvements.
3. Per UDO Section 15.3.8, the following items should be noted on the final plat:
  - a. The names, addresses & telephone number of all owners, mortgages, registered land surveyors, land planners, architects, landscape architects, & professional engineers responsible for the subdivision. The telephone number for the owner was not provided.

- b. The name(s) of any adjoining subdivision of record or proposed & under review.
  - c. Minimum building setback lines. **It should be noted that building envelopes shall be free of all easements.**
  - d. Existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. On the CDs and the Preliminary Plat there are several structures near Lots 180 and 181 that are not being shown.
  - e. Utility and other easements. Easements for sidewalks (Lot 212) and street lighting shall be noted on the plat.
4. There is an existing 50' City of Raleigh Pump Station Access Easement and a 20' City of Raleigh Sanitary Sewer Easement that were not shown on the approved preliminary plat nor on the approved CD's, but were shown on the Existing Conditions Sheets. According to the notes on the final plat, these easements are not vacated but will be through a future instrument. These easements will prevent the development on Lots 177, 179, 184, and possibly 191. These lots should be restricted against development until such time as the City of Raleigh vacates these easements. Proof of easement vacation shall be provided to the Town.
  5. House numbers shall be added to the plat prior to recording.
  6. The book and page/recording information for the existing streets should be provided on the plat.
  7. The plat suggests a number of proposed grading easements on adjacent properties, not considered a portion of this subdivision. The applicant should address how these easements are to be addressed, and may need to include the following actions:
    - a. Provide consent of adjacent owners
    - b. Revise the plats to include these adjacent lots as a portion of the application
    - c. Include metes and bounds descriptions
    - d. Submit terms of easements.
  8. The application indicates that the largest lot to be subdivided is 0.43 acres. Lot 209 is 438,680 acres. Further, the application indicates the total lots as 16, but 18 lots are created in this subdivision. The application should be revised accordingly.