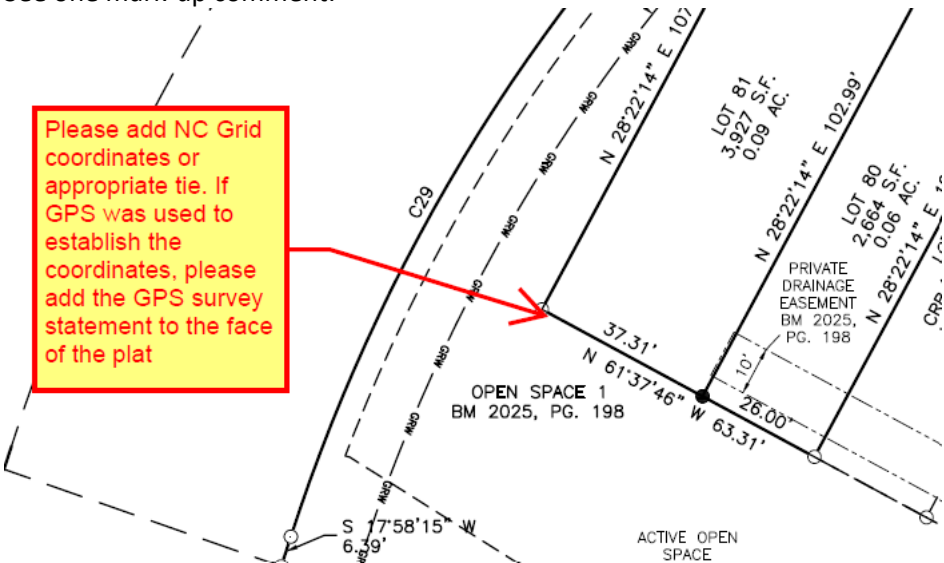



## FSP-25-10 – Wallbrook Townhomes Phase 2 – V1 Submittal review cycle

START DATE: <b>MARCH 2025</b>	DUE DATE: <b>_04-07-25_</b>	TRC/STAFF Comments issued on: <b>_04/05/2025_</b>
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Review Group /Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. Provide written responses to ALL the comments received; responses should reference If/how/on what sheet was comment addressed; mark-up to mark-up is fine.</li> <li>2. Bubble/cloud any revisions made – these will be removed on the final/recordable version.</li> <li>3. Revise all dates on all materials – keep original/initial dates as well (build the dates).</li> <li>4. Add FSP-25-10 on each Sheet in the same location that it is noticeable but not in the way.</li> <li>5. <u>Title Block Address</u> - The address of “0 S. Main Street” is not a Real Address – Revise so that it is a Real address, meaning contact Wake County GIS/911 to obtain an address. Lot 6 from PR 21-04 does not even touch/have frontage on Main Street hence could not have a Main Street address.</li> <li>6. <u>Lot Addresses</u> - Contact Wake County GIS/911 to obtain an addresses for every single lot in this subdivision. IF a Physical feature is known to exist (ie mail kiosk, retaining wall) that might need their own Permit at some point, they should have their own address and now is the time to create and Record that address.</li> <li>7. Create a table with 3 columns that aligns Lot Numbers, their Addresses, and the Max. Impervious Coverage of that lot – this is for ease of reference during permitting and beyond. Phase 1 did not provide this unfortunately but it will serve as a better reference than ‘just’ an Impervious Coverage table.</li> <li>8. <u>Open Space next to Lot 82 and Lot 103</u> – add an identifier Number to it so that it is referenceable;</li> <li>9. <u>STREETLIGHTS</u> – IF new street lights are installed in Town public right-of-way- provide Lighting Plan exhibit that clearly indicates that number of poles. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat.</li> <li>10. <u>Sheet 3 and 4</u> – Add the BM/PG recordation information for Wallbrook Drive – “blanks” cannot be recorded.</li> <li>11. <u>Sheet 2</u> – <ol style="list-style-type: none"> <li>a. Please adjust the north arrow so that it is not cut off on the edge of the sheet.</li> <li>b. Please include address numbers as assigned by Wake County. Note, these are provided for Phase 2 lots on Sheet 1 of the FSP 24-16 so simply carry them over onto this plat.</li> </ol> </li> </ol>	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> <li>1. Please label greenway easement as TOR Public Greenway Easement.</li> <li>2. Please show complete greenway network including easements as shown in CD-22-04.</li> <li>3. Please confirm if sidepath on north side of Wallstone way is concrete or asphalt.</li> </ol>	

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Engineering - Jacque Thompson	<p>See one mark-up comment:</p> 	
COR Public Utilities - Tim Beasley	Water and sewer utilities in Wallbrook Dr should be conditionally accepted by Raleigh prior to the recording of these lots.	
Wake Co Fire / EMS - Brittany Lingle/Stephen Wolf	There are no comments.	
Wake Co Watershed Mngmnt – Elizabeth Powell	<i>No comments are expected on this Final Plat.</i>	NA