

PSP-24-01 – Wallbrook Lot 5 (Boat Tract) – 1st Submittal review cycle


START DATE: APRIL 04-03-24	DUE DATE: <u>__05-06-24__</u>	TRC/STAFF Comments issued on: <u>__05/02/2024__</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff and WithersRavenel	<ol style="list-style-type: none"> 1. PAY THE INVOICE issued 4-3-2024. 2. Provide a Written Response to ALL comments. 3. Add revision dates to all submittal materials. 4. Add “PSP-24-01” to every plan set sheet – somewhere/large enough to be noticed. 5. <u>Street Name/Addresses</u> – Wake County GIS/911 perform both functions in Rolesville; contact Dianne Saunders to vet Wallbrook Drive (as it is opposite Burlington Mills Road at Main) & to assign addresses to these 4 lots. 6. <u>Cover Sheet/Signatures</u> - Provide a space for the Town Land Development Administrator's approval stamp. 7. <u>Cover Sheet/Site Data</u> – Revise to reflect: <ol style="list-style-type: none"> a. <u>Acreage</u> - The actual acreage of the tract is listed as 6.48 acres. 5.07 acres is dedicated to lot area but the additional acreage is intended as right-of-way dedication. Please update the site acreage accordingly. b. <u>Lots</u> - Update number of lots created to indicate dedication of right-of-way for Wallbrook Drive. c. <u>Proposed Uses</u>: - This is rather unnecessary at this point as this is division of land only. This could be re-written to simply reflect SUP 20-02 for permitted uses. d. <u>Linear Feet of Streets</u> – Note – PR 21-04 noted only a total Linear feet of Streets as 1,955+/- (for entire subdivision) -- it did not include a break out table of each new proposed right-of-way. This plat only includes proposed Wallbrook Drive – add details here of: Linear feet / ROW width / Pavement width (edge of curb-edge of curb). This is valuable information for Powell Bill purposes and Capital Improvements Programming. e. Add clarity that Wallbrook Drive will be dedicated to the Town of Rolesville (and not NCDOT). This may be assumed to be clear but it is not, especially when Wallbrook Drive is opposite a State Road (Burlington Mills); see Comment #5 also. f. <u>Proposed Impervious</u> – This includes only 1 amount for “Building Areas” (what is that? Does that mean the 4 lots?) and then “Transportation Areas” (what is that? The Wallbrook Drive ROW ?). This info is not understandable nor helpful come later stages (Site Development Plans per lot). Revise to clarify the maximum impervious coverage allowed per Lot; the amount of impervious proposed OR maximum permitted for the road is immaterial for future use by Town staff, but can remain if important (please explain if/how so). g. <u>Current Use</u>: update to ‘Vacant’; it is no longer ‘wooded’. 8. As each individual lot within this subdivision – proposed Lots 5A, 5B, 5C, 5D – is recorded and then developed via Site Development Plan submittals, open space and landscaping requirements will be reviewed in accordance with Section 6.2 of the LDO. 	

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	<ul style="list-style-type: none"> a. Note – Plans are showing “greenway” as open space; LDO 6.2.1.G.12, by referencing Table 6.2.1.3., is explicitly clear that Greenways are considered passive open space features. 6.2.J.10, the last sentence, concludes the ‘Greenway’ section by saying “Greenways are a passive feature”. b. Add note that “landscaping requirements of LDO Section 6.2.2.2.D.6 will be applicable to the required Streetyard Buffer for all 4 lots adjacent S. Main Street if parking lots and service drives are located between Main Street and the Building frontage.” 9. <u>LDO 6.2.2.2.D.</u> – Recorded Lot 5, and all 4 proposed lots, require a 30’ Street Yard Buffer adjacent S. Main Street. Sheet 3 indicates a “Access Easement with 28’ B/B Drive” to be located variably <u>within</u> the 30’ Street Yard Buffer. 6.2.2.2.E.4. states “<i>No development shall be allowed within required buffers;</i>” – but it goes on to explain that the Board of Commissioners may permit... a...driveway... - inform Staff if the Applicant wishes to pursue a Town Board approval for the proposed encroachment [by a future driveway to be located within Access Easement] , or Remove Access Easement from Street Yard Buffer area. 10. <u>Hatchings</u> – Sheets 3/12 and 4/12 show 2 forms of Hatchings but there is no Legend/Key – add Legend/Key to explain the hatched areas. 11. <u>Sheet 3 and/or 4</u> -- Provide the LDO Section 3.2.1. dimensional standards for the GC district (including Building setbacks) for each of the lots; suggest as a Note or Table on the plans. Building envelopes dictated by Building Setbacks do not have to be graphically shown, but they will on each subsequent Site Development Plans. 12. <u>Sheet 3</u> – Remove text “with 28’ B/B Drive’ from the Access Easement call-out – this Preliminary Plat establishes easements, not physical construction aspect such as the pavement width of a driveway intended to be built within said Access Easement. 13. <u>Access easement</u> - Will additional survey data / monuments, etc. be provided for the location of these easements? 14. FYI - additional internal access curb-cuts will be reviewed as individual lots/sites process Site Development Plans. 15. <u>Temporary construction easement shown on Sheets 2, 3, 4</u> – Will this be abandoned with this plat? If so, please show as “To be Abandoned”. Proposed construction may be impacted by the existence of these easements. 	
<p>Engineering - Brian Laux / Jacque Thompson</p>	<ul style="list-style-type: none"> 1. See PDF of mark-ups comments on the plat set – there are 7 entries/comments. 2. <u>Cover Sheet</u> - Provide FIRM map panel due to the presence of flood prone soils shown in iMAPS. 3. <u>Cover Sheet</u> -Provide contact information of the owner/applicant and all consultants. 4. <u>Existing Conditions Sheet</u> - Verify if there are any flood prone soils onsite. 5. <u>Existing Conditions Sheet</u> - Erosion control grading is shown as existing condition. Please verify if the project will remain in this condition when the site is sub parceled. The Town has concerns about how erosion 	

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	<p>control, grading, and subsequent easements will be maintained if lots are sold off separately or developed at different times. Phasing in this aspect needs considered specific to grading, erosion control and utilities. Permitting will also need to be a consideration.</p> <p>6. <u>Lot Layout</u> -- Verify how the access easements and temporary construction easements will be maintained once the plat has been divided into 4 parcels since they overlap and don't align.</p> <p>7. <u>Utility and Drainage Plan sheet</u> - All lots are over an acre except Lot 5C. This will trigger the need for each to have separate erosion control permits through Wake County Erosion Control.</p>	
<p>COR Public Utilities - Tim Beasley</p>	<p>No lots shown to be created by/within this Preliminary Subdivision Plat should be recorded until the infrastructure within Wallbrook Drive and sanitary sewer permitted under/via the Wallbrook Townhome approvals is installed, inspected and accepted by Raleigh, since these lots are relying upon this infrastructure for public water/sewer.</p>	<p>tbd</p>
<p>Wake County Watershed Management - Janet Boyer</p>	<p>No comments.</p>	
<p>NCDOT – Jacob Nicholson</p>	<p>No comments.</p>	