

FSP-25-06 – Wallbrook MBW Lots 12,13,14 – V1 Submittal review cycle

START DATE: FEBRUARY 2025	DUE DATE: <u>03-10-25</u>	TRC/STAFF Comments issued on: <u>03/10/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 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. 2. Bubble/cloud any revisions made – these will be removed on the final/recordable version. 3. Revise all dates on all materials – keep original/initial dates as well (build the dates). 4. Add/complete “FSP-25-06” to the plat, on all sheets. 5. Add “neat lines” to separate each Signature block from one another, as they appear to ‘run on’ to one another. Leave appropriate space within each “box” for a SEAL if one is required. 6. Sheet 1 - Please update the Certificate of Ownership and Dedication: <i>Certificate of Ownership and Dedication I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer and water lines to the City of Raleigh Utility Department.</i> 7. Address Assignments and Street Names – Contact Wake County GIS/911 to attain Addresses for all lots and any other features that require an Address (ie will require a Permit application in the future). Show addresses on the lots themselves, or within a table. PER CORRESPONDENCE WITH MIKE E, ADDRESS REQUIREMENT HAS BEEN WAIVED FOR THIS FSP 8. Impervious Coverage - Provide table/note about the maximum Impervious Coverage permitted for Each Lot; the existing ‘Area Tabulations’ table could be expanded (and retitled to say Site Data Table) to host this. MAX IMPERVIOUS AREA ADDED 9. It is presumed that the New Burlington Mills Road, and the connector to the remnant piece of the existing road, are going to be State (NCDOT) facilities, and not the Town’s; these new right-of-ways were created and dedicated on 04/14/2022 via Bk18992/Pg416-420. Please add a note stating “There are no new public streets/right-of-ways being dedicated to the Town.” This is for State Powell Bill purposes. NOTE ADDED 	<p>NOTED 1-5</p> <p>REVISED</p>

	10. <u>STREETLIGHTS</u> – Due to the nature of the DOT public streets involved with this plat, it is TBD as to whether or not the Town one-time \$650/pole fee is applicable – TBD . If applicable, this must be paid prior to Town signature/approval of plat, and an Invoice would be provided.	
COR Public Utilities - Tim Beasley	Public sanitary sewer should be extended to lots 12 and 13 prior to recording lots.	
Wake Co Watershed Mgt – Elizabeth Powell	There are no records of SEC or SWF permits submitted for development of these lots; as that relates to Recordation of the lots, there is no impact, though future SCM's or Drainage Easement might be created based on actual development, requiring additional plat(s) to create/record them.	NA
Engineering - Jacque Thompson	No comments.	✓
Parks & Recreation - Eddie Henderson	No comments.	✓
Wake Co Fire / EMS - Brittany Lingle	No comments.	✓
NCDOT – Jacob Nicholson	No comments.	✓

OUTSIDE OF REMOVING THE LINE ON LOT 13, THESE LOTS ALREADY EXIST AS CONFIGURED DUE TO BEING BISECTED BY PUBLIC RIGHT-OF-WAY FOR THE MAIN ST PROJECT. OUR PREFERENCE WOULD BE FOR THIS REQUIREMENT TO BE APPLIED TO BUILDING PERMIT ISSUANCE, SIMILAR TO SEWER EXTENSION DOWN VIRGINIA WATER DRIVE FOR WALLBROOK LOTS 1A & 1B.

SEWER EXTENSION TO LOT 12 HAS BEEN DESIGNED AND APPROVED (S-5192) AS PART OF THE MAIN ST. PROJECT. IT IS CURRENTLY ON THE SCHEDULE FOR CONSTRUCTION WITH THE WALLBROOK SITE CONTRACTOR.