



2905 Meridian Parkway
Durham, NC 27713
919. 361. 5000

CPR19100

April 24, 2025

Town of Rolesville
Planning Department
502 Southtown Circle
Rolesville, North Carolina 27571

RE: Wallbrook Townhomes – Phase 2
Case Number: FSP-25-10
Response to 1st Phase 2 Plat Review Comments
CPR19100

The following are the response comments for the above-mentioned project. Our response comments are in **bold**

Planning & Zoning

Planning Staff & WithersRavenel

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.
McAdams Response: Noted.
2. Bubble/cloud any revisions made – these will be removed on the final/recordable version.
McAdams Response: Noted.
3. Revise all dates on all materials – keep original/initial dates as well (build the dates).
McAdams Response: Noted.
4. Add FSP-25-10 on each Sheet in the same location that it is noticeable but not in the way.
McAdams Response: This has been added to each sheet.
5. Title Block Address - 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.
McAdams Response: Removed per email correspondence on 4/18.
6. Lot Addresses - 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.
McAdams Response: Addresses added.

- 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.
McAdams Response: A table has been added to sheet 1.

- 8. Open Space next to Lot 82 and Lot 103 – add an identifier Number to it so that it is referenceable.
McAdams Response: A number has been added.

- 9. STREETLIGHTS – 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.
McAdams Response: There are no new streetlights for this phase.

- 10. Sheet 3 and 4 – Add the BM/PG recordation information for Wallbrook Drive – “blanks” cannot be recorded.
McAdams Response: This will be filled in once the plat for Wallbrook Drive is recorded.

- 11. Sheet 2:
 - a. Please adjust the north arrow so that it is not cut off on the edge of the sheet.
McAdams Response: This has been moved.

 - 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.
McAdams Response: Addresses added.

Parks & Recreation

Eddie Henderson

- 1. Please label greenway easement as TOR Public Greenway Easement.
McAdams Response: Per email correspondence between Katie and Eddie, a recorded plat reference has been added, and the label remains as recorded.

- 2. Please show complete greenway network including easements as shown in CD-22-04.
McAdams Response: This was shown on the Phase 1 plat.

- 3. Please confirm if sidepath on north side of Wallstone way is concrete or asphalt.
McAdams Response: It is concrete.

