

FSP-24-09 – WALLBROOK Lots 3 & 4 – V1 Submittal review cycle

START DATE: <b>MAY 05-01-24</b>	DUE DATE: <u>06-10-24</u>	TRC/STAFF Comments issued on: <u>06/01/2024</u>
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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; 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. Complete General Note 5 with FSP-24-09; add this reference on sheet 2 as well somewhere.</li> <li>5. <u>General Note 6</u> – Should the PR 21-04 entry include that it was *Revised ?</li> <li>6. <u>General Note 7</u> – Add words “General Commercial” to acronym of GC-CZ; Staff understands the CZ is just a translation of the UDO zoning to the LDO (GC) zoning, and it is not actually a Conditional Zoning as the LDO now entails ‘CZ’, but not expecting all that background explanation to be present here on this plat.</li> <li>7. <u>General Note 8</u> – Add mailing address for ‘Wallbrook PLX LLC’; a persons name would be good to; what is provided is just Deed of ownership information under the entity name.</li> <li>8. <u>General Note 9</u> – Please add a name to the entity of Crosland Southeast if possible.</li> <li>9. Provide table/note about the maximum Impervious Coverage permitted for Each Lot.</li> <li>10. Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town (or NCDOT). This is for State Powell Bill purposes. IF none, still make note entry completed with ‘N/A’. Thank you.</li> <li>11. Confirm if/not that there is any necessary infrastructure work requiring Construction Infrastructure Drawing (CID) submittal/review/approval relative to these 2 lots; Staff’s impression is ‘no’, and that once these lots are recorded (in concert with the Preliminary Subdivision PR 21-04 ultimate platting out of the subdivision), their next development step is a Site Development Plan for the end-user/tenant’s specific land plan.</li> <li>12. <u>Cover Sheet</u> - Add file number FSP-24-09 to General Note #5 and the Case # in the Title Block.</li> <li>13. <u>Cover Sheet</u> - Related PROJECT NUMBERS should include the Intermediate Final Plat (FSP 23-09)</li> <li>14. <u>Cover Sheet</u> - The owner and the developer are listed differently on the plans (Wallbrook PLX, LLC / Crosland Southeast) and the application (Wallbrook Landco, LLC). Please confirm and update either the plat and/or the application with the correct applicant and/or developer.</li> <li>15. <u>Cover Sheet</u> - Please remove Wake Forest Township from the Title Block</li> </ol>	

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	<p>16. <u>Plan Sheets</u> - Show all greenway, utility, drainage, and cross-access easements as shown on the approved preliminary plat.</p> <p>17. <u>FYI</u> – Town acknowledges that the shape and acreage of Lots 3 and 4 do not exactly match that of PR 21-04, but understand the reasoning and purpose of it (so Lot 3 can connect and tap into a COR water line at Jonesville Road rather than extend a public waterline either in the S. Main public Right-of-way or via an easement across Lot 4; CORPUD condoned this lot shape revision to facilitate this and has no issue with this in principal; all other subdivision lots are served from other water lines; there is no requirement to amend or revise PR 21-04 to represent these lot line changes.</p> <p>18. See PDF of mark-ups created by WithersRavenel</p>	
Engineering - Brian Laux / Jacque Thompson	See PDF of markups on Plat Sheet 2 of 2 – there is 1 comment.	
Wake County Watershed Management - Janet Boyer	No comments were received; Applicant should contact Wake county directly to ensure they have no issue to the recording of these lots which were previously approved under a Preliminary Subdivision.	
COR Public Utilities - Tim Beasley	Approvable by COR (no comments)	