

FSP-24-13 – Wallbrook Lot 5 – V1 Submittal review cycle

START DATE: SEPTEMBER 2024	DUE DATE: 09-20-24	TRC/STAFF Comments issued on: 09/23/2024
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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; 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. See PDF of mark-up comments. 5. Note 11: Breakdown the 4.31 acres of approved maximum Impervious Coverage permitted for Each Lot; without that, each Site Development Plan for each lot cannot be reviewed for compliance. 6. <u>Sheet 1</u> - Add remainder of the certificate of plat ownership "<i>and establish minimum building setback lines as noted.</i>" 7. <u>Sheet 1</u> - Revise/update the Surveyor's Certificate to match GS 47-30: I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, page _____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision or positional accuracy as calculated is _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this ____ day of _____, A.D., ____. 8. <u>Sheet 2</u> – Remove all “Proposed”, as Final Plats RECORD Easements previously “proposed”. Revise/update easements labels to conform with the approved PSP-24-01. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. When will the R/W be dedicated? Will it be dedicated prior to the CDs for these lots within this plat beginning construction? These lots will need access to the water/sewer utilities for construction of mains or stubs to each lot. As shown, these lots would not be able to access the mains with the R/W until this R/W is dedicated. 2. Why are you not just dedicated the “New 30’ CORSSE & New 20’ CORWLE” with this plat? If there are offsite portions, they will have to be dedicated with Raleigh’s deed template, but everything onsite should be dedicated with this plat. Callouts should be adjusted to “New” instead of “Proposed”. 	
Wake Co WS Mgt - Janet Boyer	No comments were received; Applicant should contact Wake County directly to ensure compliance.	N/A
Wake Co Fire-Brittany Hocutt	No comments were received; Fire will be included in next submittal to ensure full review.	tbd
Parks & Rec - Eddie Henderson	No comments were received; Parks will be included in next submittal to ensure full review.	tbd
NCDOT – Jacob Nicholson	No comments were received; NCDOT will be included in next submittal to ensure full review.	tbd
Engineering - Jacque Thompson	No comments.	