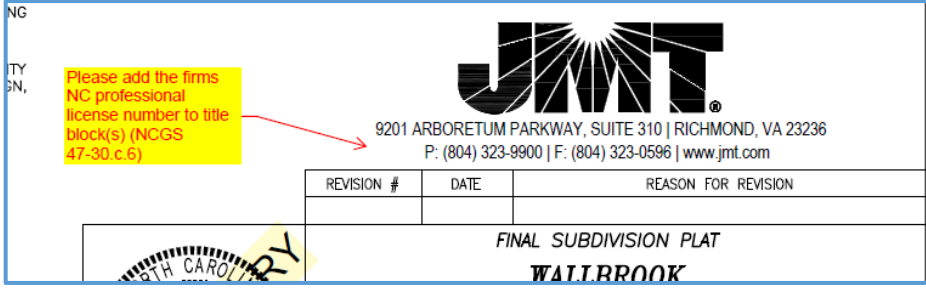


FSP-24-22 – Wallbrook Tract B (Lots 1A,1B,1C,2) – V1 Submittal review cycle

| | | |
|----------------------------------|---------------------------|---|
| START DATE: DECEMBER 2024 | DUE DATE: <u>01-06-25</u> | TRC/STAFF Comments issued on: <u>01/04/2024</u> |
|----------------------------------|---------------------------|---|

| Review Group / Staff | Comments | Cleared Comments |
|--|--|---------------------|
| Planning & Zoning – Planning Staff & WithersRavenel | <ol style="list-style-type: none"> Provide written responses to ALL the comments received; mark-up to mark-up is fine. Bubble/cloud any revisions made – these will be removed on the final/recordable version. Revise all dates on all materials – keep original/initial dates as well (build the dates). Add “FSP-24-22” clearly on the 1st/Cover Sheet, and then in a common/consistent place on all other sheets. <u>Title</u> – is the intention of this Plat to (just be) “Wallbrook”; or is the whole sentence underneath also part of the Title. Considering how the Legal Description of these 4 lots will be “read”. Suggest revising title to “Wallbrook Tract B”, maybe even adding ‘Publix’ to it since they do all focus on the end user. The reference to BM2023/Pg1600-1602 is already in the ‘References’ list/table as it should, STREET LIGHTS - Provide a Lighting Exhibit to indicate how many STREET LIGHT POLES are being placed within the Virginia Water Drive ROW, as there is a \$650/Pole fee for Poles within ROW’s as the Town will be paying the electricity bill for these. An INVOICE will be issued upon knowing the # of Poles. <u>Owner Sig. Block</u> – make these revisions/re-writes, Appendix B is incorrect on this. <div data-bbox="466 820 1306 1153" style="border: 1px solid blue; padding: 5px; margin: 10px 0;"> <p style="text-align: center;"><u>CERTIFICATE OF OWNERSHIP AND DEDICATION</u></p> <p>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, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.</p> <p style="text-align: center;">OWNER: WALLBROOK PLX LLC NO YES</p> </div> <u>Note 12</u> – Revise to add additional detail - NAME of the street, the Right-of-way WIDTH, ROW area/acreage. TY <u>Sheet 1/banner info</u> - Please include the site location address, to include town, township, County and State. <u>Sheet 1</u> - If any Conditions from SUP 20-02 apply to these lots, add/include them in a note/table. Reference adjacent townhome subdivision as TOWNES AT CARLTON POINTE BM2022 01178-01179 | |
| Parks & Recreation - Eddie Henderson / Tanner Hayslette | Add Greenway Easements matching those devised /shown on previous Construction Infrastructure Drawings/Preliminary Subdivision Plat (or Recorded Intermediate Plat – ref. the BM/pg). | |

FSP-24-22 – Wallbrook Tract B (Lots 1A,1B,1C,2) – V1 Submittal review cycle

| | | |
|--|---|------------|
| <p>Engineering - Jacque Thompson</p> |  | |
| <p>Wake County Watershed Management – Kevin Zelaya</p> | <p>No comments were received – note new Staff member at the County. Please inform staff of the County permitting relevant to the lots in this subdivision/plat.</p> | <p>TBD</p> |
| <p>COR Public Utilities - Tim Beasley</p> | <p>The existing Easement #5 needs to be called out "to be disposed of by the City of Raleigh through a future instrument." FYI, you'll need to follow up with Raleigh Real Estate division for the release of this easement through a deed.</p> | |
| <p>Wake Co Fire / EMS - David M. Zoltoski, Brittany Lingle</p> | <p>Plans do not show street widths or dimensions – concerns noted with street width between lots 1B and 1C with potential deadend issue. Please see standard comments below for overall design criteria.</p> <ol style="list-style-type: none"> 1. Fire Department access roads shall meet provisions of the Fire Code for emergency operations. 2. Street width shall be a minimum of 20 ft wide with an all-weather surface capable of withstanding imposed loads of fire apparatus weighing at least 75,000 lbs. 3. No vertical obstructions within 13 ft 6 inches over roadway which includes tree branches, signs or gates. 4. Grade shall meet minimum DOT standards and not exceed 10% grade. 5. Turning radius shall be sufficient to allow emergency vehicle access without stopping and repositioning. 6. Road widths where a hydrant is located shall be a minimum of 26 ft. 7. Dead end roads over 150 ft in length shall have 60 ft hammerhead turn-around provided. If temporary due to phase construction then a <u>temporary</u> turn-around shall be provided. 8. If entrance gate provided then immediate emergency vehicle access shall be provided. 9. Gated entrances shall have a minimum or 12 ft roadway width in each direction; if 1 gate, minimum of 20 ft width. 10. Buildings Heights >30 ft above fire department access road shall have 26 ft wide access roads for aerial apparatus. 11. Fire lane marking may be required in areas near buildings and around hydrants to provide unobstructed access. | |
| <p>NCDOT – Jacob Nicholson</p> | <p><i>Town Staff: No input from the DOT was expected, and no comments were provided. DOT will be asked to review next submittal</i></p> | <p>TBD</p> |

