



October 31, 2024

Town of Rolesville
502 Southtown Circle
Rolesville, North Carolina 27571

RE: Wallbrook
Case Number: FSP-24-16
Response to 1st F1 Plat Comments
CPR19100

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

Planning & Zoning

Planning Staff & WithersRavenel

Comment Summary

1. Provide written responses to ALL the comments received; 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: Revision date added.
4. Application/Zoning District – the submitted Application states the Zoning District of this property is ‘GC-CZ’; Revise to reflect the Zoning District information on SP 21-02 (the Preliminary Subdivision Plat for Lot 6, the 140 townhomes) – ‘CO SUD’. IMAPS is incorrectly reflecting [GC-CZ]; Town Staff is unaware how Wake County attained the zoning information expressed; SUP 20-02 was approved 4/6/2021 – about 2 months before the Town adopted the LDO, superseding the UDO. At some point thereafter, the Developer performed Permit Choice to opt the project into/under future regulation by the LDO, with the exception of the Townhome component (which ended up as Preliminary Subdivision lot #6). Town Staff believes this decision has never been “mapped”, and to date, Lot 6 has not been recorded (BM/PG) in the full configuration of Lot 6 per PR 21-04; it was recorded as a “Lot 6” in BM2023/Pg1602, as a 24.2676 ac. Lot that includes planned future right-of-way of Wall Creek Drive and Wallbrook Drive. Until Lot 6 – or the equivalent Townhome subdivision of Lot 6, which is THIS Final Plat application – is recorded minus Right-of-ways, IMAPS cannot correctly revise and update the zoning district to reflect “CO SUD”.
McAdams Response: So I should leave the zoning as-is for now?
5. Application/Acreage – The Submitted Application states “Site Area: 24.28 ac.”. SP 21-02 Cover Sheet says “Total Site Area: 23.38 acres” – explain this discrepancy / correct this Final Plat if the acreage is incorrect.

McAdams Response: Final plat acreage is correct.

- 6. Add FSP-24-16 in common location on all sheets.
McAdams Response: This has been added to all sheets.

- 7. Re-Orient the plat to “landscape” from “portrait”.
McAdams Response: I read through the UDO and didn’t see any stipulations regarding the orientation of the sheets. I would prefer to keep them as-is.

- 8. Bottom right corner of each sheet – what does “Final Plat Second Line” mean?
McAdams Response: This has been removed.

- 9. Lot Addresses – Contact GIS/911 to attain addresses for every single lot; non-residential Lots can use terminology of “Open Space #X”; include this on next submittal. Note, the Legend includes an entry for Addresses, but none are present.
McAdams Response: Addresses added.

- 10. Adjacent Lots – Add Zoning District information.
McAdams Response: Zoning added.

- 11. Title – ‘Wallbrook Final Subdivision Plat’ is extremely generic and non-descriptive; it is also repetitive to other Recorded FSP’s for this overall (Wallbrook) project. Staff understands that PR 21-04 was Approved with the very non-descript (to the fact that this is Townhomes) title of ‘ Wallbrook Preliminary Plat Plans’. Staff believes that because McAdams is ONLY developing 1 of the ~15 lots in the Wallbrook subdivision, Lot 6 is being viewed in a Silo; for the Town, there are going to be a dozen or more Final Plats within the Wallbrook overall subdivision, and Plat titles should be clear as to what portion (lot #?) is being Recorded. The title should at the very least include the word ‘townhome’ given this is a [Single-family Attached] townhome development, or reference that this is Lot 6 from the Preliminary Subdivision.
McAdams Response: Title block has been revised.

- 12. SUP 20-02 Conditions – Staff finds that Conditions 2.b. relates to Building Permits that will be pursued pursuant to the Recordation of this Final Plat, and thus, the Final Plat should reflect/note this for Town Staff to track and enforce that Condition when it is triggered (Which is the first C.O. of a Townhome dwelling unit). Add this on the Cover Sheet as a note/reference.
McAdams Response: Note added.

- 13. Cover Sheet/Overall – While Applicant ‘completed’ and submitted the Final Subdivision Plat Checklist, it does not seem to have been followed thoroughly; given this Final Plat is governed under the UDO, not LDO, and the Checklist is in some ways specific to the LDO, those aspects can clearly be ignored. However, for example, Cover Sheet has NO Site data table; review again the Checklist, but more so, refer to SP 21-02 (the Preliminary Subdivision) at least for Cover Sheet aspects.
McAdams Response: Site data added to cover.

- 14. Cover Sheet/Signature Blocks – please add ‘neat line boxes’ (Lines) around each one so they do not appear to be run-on to one another/differentiate one from the next. Ensure leaving space for Notary stamps.
McAdams Response: Lines added.

- 15. Cover Sheet - Provide table/note about the maximum Impervious Coverage permitted for Each Lot. Ask Staff for examples from other subdivisions on this.
McAdams Response: Table added to cover.

- 16. Cover Sheet/Site Area Table - Move this from Sheet 2 to the Cover Sheet (sheet 1) please.
McAdams Response: This is on sheet 2 for a reason. So you can see the overall parcel, the lots being subdivided, the right of way being dedicated and see that in the table. I’d prefer to leave it where it is.

- 17. Cover Sheet/New Right-of-ways - 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. The provided “Area” in the Site Area Table does not help the Town in this regard.
McAdams Response: Table added to cover.

- 18. Sheet 1 - Please update with actual bearings and the Wake County Registry.
McAdams Response: Updated.

- 19. Sheet 1 - Please remove the Minor Subdivision Plat certification as it is not applicable.
McAdams Response: Could you be more specific about which needs to be removed? Neither mention minor subdivision.

- 20. Sheet 1 - Please update the Certificate of Ownership and Dedication:
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, ~~storm sewer~~ and water lines to the ~~Town of Rolesville~~ City of Raleigh Utility Department, **and all storm sewers to the Town of Rolesville.**
McAdams Response: Cert has been updated.

- 21. Sheet 1 - Please include the Certificate of Survey and Accuracy and notary certificate per 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., ____.

Seal or Stamp _____ Professional Land Surveyor License Number
McAdams Response: Cert added.

- 22. Sheet 2 – Add a Building Setback table / Add Setbacks lines on all New lots on applicable plan Sheets.

McAdams Response: Table added to plat.

- 23. Sheet 2 - Explain why there is a 1.1 acre increase from the approved CD 22-24 plans; revised all applicable sheets.

McAdams Response: The plat area is correct.

- 24. Sheet 3 - All access easements (alleys) should be denoted as separate lots and provide sq ft and acreage calculations. Please address on all applicable sheets.

McAdams Response: According to the approved site plan, the entire area is a single lot, which has easements and improved open space. Since this is the approved design, this is how I'll be showing the open space/alleys.

- 25. Sheet 5 - The open space area is not a separate lot from the access easement and should be shown as a dotted line distinguishing it from the 20' Access Easements it is surrounded by.

McAdams Response: This area has been revised and is shown correctly.

- 26. Provide a copy of any proposed Deed restrictions or similar Covenants, Conditions, and Restrictions (CCR's). Such restrictions are mandatory when private recreation areas are established as required in Section 15.3.8, Information to be contained in or depicted on Preliminary and Final Plats (UDO).

McAdams Response: These are in process and will be uploaded when we have them.

COR Public Utilities

Tim Beasley

- 1. Label all 30' CORSSE as "New 30' City of Raleigh Sanitary Sewer Easement".

McAdams Response: Label has been revised.

- 2. Label all of the utility easements as "New City of Raleigh Waterline Easement", since they are all for access to water meters or FH.

McAdams Response: Label has been revised.

- 3. All onsite water/sewer utilities and the water/sewer connections across S Main St/Wall Creek Dr should be Conditionally Accepted prior to recordation of (this Final Plat).

McAdams Response: Noted.

Parks & Recreation

Eddie Henderson

- 1. Please reference approved CDs for the Wallbrook Townhomes and revise to show the greenway easement that follows the edge of the Stormwater Control Measure B and ends at the property line with James Woodard.

McAdams Response: Greenway easement added.

Engineering

Brian Laux / Jacque Thompson

Sheet 1-7

- 1. Add grid tie/coordinates on a sheet. If established by GPS, add GPS survey certification.
McAdams Response: Noted.

Sheet 3-7

- 2. Add 20' drainage easement along common line(s), BM 2001, PG 628.
McAdams Response: Easement added.

Sheet 4-7

- 3. Add 20' drainage easement along common line(s), BM 2002, PG 825.
McAdams Response: Easement added.
- 4. Add existing or set iron pipe symbols.
McAdams Response: Symbols added.

Sheet 5-7

- 5. Add existing or set iron pipe symbols.
McAdams Response: Symbols added.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,
McAdams



Katie Martin | Assistant Project Manager
martin@mcadamsco.com | 919. 361. 5000

KM/lm/mp