



October 28, 2024

**Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571
919-554-6517**

**Comment Response Letter
FSP-24-19**

The following are responses to comments provided in the 1st submittal of the Final Subdivision Plat for PIN 1758479244 located off S Main Street in Rolesville, NC.

Comment Response

1. Continue to Provide a Written response to ALL the comments received; mark-up to mark-up is fine.
Response: Noted.
2. Bubble/cloud any revisions made – these will be removed on the final/recordable version.
Response: Noted.
3. Revise all dates on all materials – keep original/initial dates as well (build the dates).
Response: Noted.
4. Plat organization – overall, staff asks the information on the plat be organized and clear; presently it is random different things seemingly placed with no intention.
 - a. Place a vertical 'neat line' separating drawing from all other information.
 - b. Move the north arrow and graphic scale from left of the drawing to the right side of sheet; shift drawing more left-ward.
 - c. Stack the 4 signature blocks vertically, to the right of the drawing. Please add "Neat" lines to encapsulate each block, to avoid the appearance they are 'run on' from one another.
 - d. General Notes/Organize – number them (there is no way to speak to or refer to them; they are a bunch of random written remarks at present. It appears to go 4 notes, then a signature block, then 3 or 4 more notes.**Response: All comments to plat organization have been addressed, see attached updated plat.**
5. Regarding reference to Property Zoning - Revise to read "General Commercial Conditional Zoning (GC-CZ) District per Rezoning Application REZ-24-03, approved on 08-06-2024.
Response: Property zoning has been updated to read as stated.

6. Provide New Note/table about the maximum Impervious Coverage permitted for Each Lot.
Response: Impervious coverage for each lot has been added under "Lot Table".
7. Title Box lower right corner – revise from "Subdivision for" to "Minor Final Subdivision Plat...."
Response: Title block has been updated.
8. Plat Title/Legal Descriptions – as shown, when recorded, staff expects the Legal descriptions of say Lot 1 to be "Lot 1, TWAS Properties LLC". Confirm that that is what the property owner (Upchurch) and Tidal Wave ultimately want. Recall, this property is already a platted lot with a Legal Description of "LO(t)P(ar)T 2 GRAND PARK PROPERTIES BM2000 -01239"
Response: Noted. Legal descriptions are correct.
9. Addresses – Contact Wake Co GIS/911 and request Addresses for these 2 lots; add addresses.
Response: Wake County has provided the addresses for the two lots.

Engineering

1. See PDF of several mark-up comments on the Plat.
Response: All mark-ups have been addressed, see attached updated plat.

COR Public Utilities

1. When will the COR Waterline Easement and COR Sanitary Sewer Easement be dedicated with Lot 1?
Response: We are in contact with adjacent developer and they should have a better understanding of their project timeline.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Tommie L. Little III, PE
Director