



2905 Meridian Parkway
Durham, NC 27713
919. 361. 5000

CPR19100

December 2, 2024

Town of Rolesville
Planning Group
502 Southtown Circle
Rolesville, North Carolina 27571

**RE: Wallbrook – Phase 1
Case Number: FSP-24-16
Response to 2nd F1 Plat Review Comments
CPR19100**

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

Planning & Zoning

Planning Staff & WithersRavenel

1. *Continue* to Provide written responses to ALL the comments received; mark-up to mark-up is fine.
McAdams Response: Noted.
2. *Continue* to Bubble/cloud any revisions made – these will be removed on the final/recordable version.
McAdams Response: Revisions are clouded.
3. *Continue* to Revise all dates on all materials – keep original/initial dates as well (build the dates).
McAdams Response: Revision dates have been added.
4. REPEAT - Application/Zoning District – Revise to – ‘CO SUD’. Refer to SP 21-02 which clearly laid this out.

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A FINAL SUBDIVISION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: ~~SC-62~~ **CO-SUD**
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL

McAdams Response: Zoning has been updated as requested.

5. REPEAT - Acreage – Sheet 2 still states/shows in a table that “Site Area: 24.28 ac.”. SP 21-02 Cover sheet says “Total Site Area: 23.38 acres”.
McAdams Response: Areas have been revised so they match.

6. REPEAT - Re-Orient the plat to “landscape” from “portrait”. Every recorded plat Town Staff has seen is landscape. McAdams as a company recently recorded FSP-24-18 (The Point) in landscape. Ask and attain in writing from Wake County Register of Deeds if they have an issue recording a “Portrait” Book of Maps. Provide Staff examples of Recorded Book of Maps that are “portrait” oriented to make the case that this is not an outlier and not unusual.

McAdams Response: See attached written confirmation from Wake Co that they will accept plats in portrait layout.

7. Maximum Impervious Area Per Lot Table – It is Planning Staff’s understanding this plat is only proposing to record Phase 1 (116 lots), please denote that on the maximum impervious area per lot tables. This can be accomplished through a note below the two tables that indicates what 116 lots are a part of this Phase 1. Furthermore, all instances on the plat where 140 total lots are referenced should also include “(116 lots included in Phase 1)” so it is clear that not all 140 lots are being recorded.

McAdams Response: Impervious table has been revised to remove the lots in Phase 2, and a note has also been added to break down the lot sequence associated with Phase 1.

8. Site Area Table on Sheet 2 Again, please clarify within the table next to the Lot Area row that states (116 lots), which (LOT NUMBERS) of the 140 lots are to be platted. It appears the “Future Development” row (1.25 acres) will contain the remaining [140-116=24] lots. If this is the case, make it expressively clear.

McAdams Response: Site area table has been revised to clearly describe the lot sequencing in Phases 1 and 2 separately.

9. Regarding Lot Addresses Thank you for attaining them from County; now please create a table that aligns Lots by their Numbers with the addresses (this should be 2 columns – Lot # and street Address. Alternatively, Applicant could simply add a Column for Addresses to the existing ‘Maximum Impervious Area Per Lot’ tables on Sheet 1. If this is not provided, when it comes time for Staff to create the Permit Log for tracking the Building Permits for each lot, Staff is going to have to “create” such a list, thus passing labor off to Staff in the future. Thank you.

McAdams Response: Table has been added to sheet 1.

10. This plat is designed at 24”x36” – Plats are typically 18”x24” and the aforementioned Landscape orientation. Staff suggests revising this to the industry standard of 18”x24” design size; if maintaining 24”x36”, ask Wake Co. ROD if they have issue with Recording an “over sized” file. It could be that in the age of digital recording, sheet design size is not a factor. Thank you.

McAdams Response: See attached written confirmation from Wake Co that they will accept plats on 24x36.

11. Add a Note that Lot 1 will not take vehicular access from Wall Creek Drive and Lot 19 will not take vehicular access from Wallstone Way. *These are the types of situations Town Staff will face in future years after developer is gone.*

McAdams Response: See general note 11 on sheet 1.

12. Name/Label the two (2) Open Space Lots as “OS 1” / “OS 2” or similar so as to tell them apart and to provide for future reference when speaking to the Legal Description of each, to differentiate them. As it is one would have to speak/reference the acreages to tell the 1.29 acre lot from the 9.61 acre lot.

McAdams Response: Open spaces have been clearly numbered.

Public Utilities

Tim Beasley

13. FYI - This development will need to work with Chris Hurt for the conditional acceptance of the utilities. The LAPP project did not install the 3 water connections going across S Main St (Virginia Water, Wallbrook and Wall Creek). The CDs for the Wallbrook Townhomes [CD-22-04] and the main Publix site development [SDP-23-05 & CID-23-01 Combined] both show these connections. This is a major concern for Raleigh Water, and we may not conditionally accept Phase 2 of Publix and phase 1 of the THs until these connections are made.

McAdams Response: Understood. DOT encroachment permit issuance is imminent. It has lagged due to DOT delays. Once issued we plan to install these as quickly as possible. We are already working on shop drawings and already have the contract signed and cost of the work funded. We will discuss further with Chris Hurt and Michelle. We would hope that we could work something out similar to the Publix where the building CO will be held until the tap is installed. Ph 2 TH plat also will be held. Once we have DOT approval in hand it will be easier to discuss schedule – we will reach out to Michelle and Chris once we have the DOT permit and can get going on the work.

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

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KM/jp