

SDP-23-07 – 302 S Main / Learning Center Day Care – 2nd Submittal review cycle

START DATE: <b>JANUARY 2024</b>	DUE DATE: <u>02-05-24</u>	TRC/STAFF Comments issued on: <u>02/05/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. <b>PAY the INVOICE emailed to Applicant on 01-02-2024.</b></li> <li>2. <i>Continue to</i> Provide a Written response to all the comments; mark-ups to mark-ups is OK.</li> <li>3. <i>Continue to</i> Add revision dates to all documents (original + each resubmittal).</li> <li>4. Based on other TRC reviewer comments, a plat to create certain Easements is necessary – TBD as whether that plat is required to be recorded and referenced on this SDP plan set, or if it can occur later on during or after development (coinciding with As-built plan submittal).</li> <li>5. Regarding Sidewalk adjacent Main Street- clarify/explain if intent is to demolish existing Sidewalk and (a.) build 5’ sidewalk, or (b.) build 10’ sidepath, in the ROW. See Engineering mark-up comments on this.</li> <li>6. LDO Section 3.2.1.C. – Setback Reduction – See WithersRavenel comments on this; a discussion is necessary to fully discuss and find resolution.</li> <li>7. See PDF of written Memo comments (3 General Comments, 26 numbers comments )</li> <li>8. See PDF of mark-up Comments on the SDP plan set (68 entries/comments)</li> </ol>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See two (2) PDF’s – 1.) Mark-up comments on Old Rogers Fee-in-lieu cost estimate ; 2.) Mark-ups on the plan set with 100 entries/comments.	
COR Public Utilities - Tim Beasley	See PDF of (2) mark-up comments on Sheet C4.0 only.	
Wake County Watershed Management - Janet Boyer	Wake County permitting SEC/SWF permits required.	
Parks & Recreation - Eddie Henderson	(V2) Please revise landscape plan/plantings to show more of a diversity of native shrubs, which currently has just one. The original landscape plan had multiple native shrubs. Per Rolesville LDO 6.3.4.7c: “All developments shall provide a diverse plant palette...” See attachment and these links: <a href="https://ncwildflower.org/recommended-native-species/">https://ncwildflower.org/recommended-native-species/</a> <a href="https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants">https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants</a>	
NCDOT – Jacob Nicholson	Full NCDOT review will occur during encroachment/driveway permit review. That review and approval will relate to if/how/when the DOT approves of this Site Development Plan.	
Wake County Fire / EMS - Brittany Hocutt	No additional comments at this time.	