




SDP-23-09 – 306 S Main / Scooters – 3rd Submittal review cycle

START DATE: <b>MARCH 2024</b>	DUE DATE: <b>04-08-24</b>	TRC/STAFF Comments issued on: <b>04/05/2024</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. <i>Continue to</i> Provide a Written response to ALL the comments received; mark-ups to marks-up is OK.</li> <li>2. <i>Continue to</i> Cloud/bubble all changes and revisions in plan set, streamlining Staff review; Clouds will be removed for Signature set.</li> <li>3. <u>LDO 6.2.2.1 – Perimeter Bufferyard.</u> A Type 3 25’ Landscape buffer is required along the rear property line adjacent the RL zoned property. Applicant is processing a Variance application [VAR-24-02] to modify this generally as shown on this SDP. Outcome of the Variance TBD, there may be further comment.</li> <li>4. <u>LDO 6.2.2.1.D.1 – Revise</u> the landscape plan to indicate the ground cover proposed for the areas inside the curbs, adjacent to the active open space. On plans, this appears to be light asphalt, but Staff recommends grassed areas for active use areas and mulched areas for the landscaping near the menu board &amp; parking area.</li> <li>5. <u>LDO 6.6, Site lighting.</u> <ol style="list-style-type: none"> <li>a. Sheet E3.1 is a photometric plan but appears to be limited to building mounted lights, with no lighting at the approach to the drive-thru area nor for the ADA complaint parking space. Further, there appears to be no lighting at the menu board and/or the back/employee entrance. Confirm the only lighting is going to be building mounted, OR revise all plans to show full intent of site lighting / compliance with Section 6.6.</li> <li>b. Provide Cut-sheets for lighting fixtures; Plans should be revised to show or include all plan requirements in compliance with Section 6.6.F.</li> <li>c. It appears there is conflicting information between the Scooters Lighting Schedule on Sheet E.2.1 and the information on E.3.1. The discrepancy in the number of fixtures, the location, and the types, should be addressed.</li> </ol> </li> <li>6. <u>FYI - Signage</u> – Signage is not reviewed nor approved via this SDP; signage requires unique Sign permits post SDP approval, typically done/processed during site construction phase, parallel Building Permits and other associated trade permits for site construction.</li> <li>7. <u>Building Design Standards.</u> Section 6.8.2.D.2.a requires 30 percent transparency on the ground floor for the façade facing a public street. As shown, the front façade of the proposed Scooters building is less than 10%. The plans should be revised to demonstrate compliance.</li> </ol>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See PDF of mark-ups on the Plan set – there are 16 entries/comments. See PDF of Memo comments – there are 13 total comments. See PDF of mark-ups on the Stormwatwer report – there appear to be 5 comments.	

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Wake County Watershed Management - Janet Boyer	No comments were received; previous comment was that Wake County permitting SEC/SWF permits required.	Tbd
COR Public Utilities - Tim Beasley	No further Comments.	
Wake County Fire / EMS - Brittany Hocutt	No further Comments.	
<i>Parks &amp; Recreation - Eddie Henderson</i>	<i>No further Comments.</i>	
<i>NCDOT – Jacob Nicholson</i>	<i>No Further Comments.</i>	