

SP 22-06 – 503 S. Main St. – 1st Submittal review cycle

START DATE: August 08-04-22	DUE DATE: <u>09-06-22</u>	TRC/STAFF Comments issued on: <u>08/31/2022</u>
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Review Group	Staff	RCVD:	Comments	Cleared Comments
Planning Dept.			<ol style="list-style-type: none"> 1. Complete/submit Property Owner Consent form (find here: https://www.rolesvillenc.gov/planning/forms-and-applications) 2. Traffic Impact Analysis (TIA) – this was waived for Map Amendment but specifically expressed as being part of Site Plan review. V1 did not include an ITE Trip Generation letter/memo or anything speaking to TIA. Contact Planning Director to begin scoping of TIA or provide ITE Trip Generation letter that shows project is below thresholds for a TIA per LDO Section 8.C. 3. See PDF Mark-up comments on Site Plan. 4. Overall, Site Plan was submitted missing major components (below) and may require significant ‘first’ review of these components as part of next submittal. <ol style="list-style-type: none"> a. LDO 6.2.4.2.A.12 - tree survey / LDO 6.2.4.5(C) - Vegetative Preservation plan; b. LDO Sec 6.6. - Lighting plan [Sheet Index references as TBD]; c. LDO 6.8.2. - Architectural drawings. 	
Planning & Zoning (WithersRavenel)	Karen Mallo / Liza Monroe	8/30/22	See two (2) PDF’s – 1.) Memo comments dated 8-29-22, and 2.) Mark-up comments on Site Plan.	
Parks & Recreation	JG Ferguson/ Eddie Henderson	8/31/22	<ol style="list-style-type: none"> 1. Proposed plantings are mainly hollies and viburnum. See LDO 6.3.4.7c: “All developments shall provide a diverse plant palette...” (See attached PDF). Revise Planting plan to provide greater diversity in plant species. 2. Staff recommends that no <i>Ulmus parvifolia</i> is planted on this site, which is generally considered an invasive species; see https://plants.ces.ncsu.edu/plants/ulmus-parvifolia/ . 	
Engineering (CJS/B&M)	Brian Laux / Jacque Thompson	8/31/22	See three (3) PDF’s – 1.) Memo dated 8-31-22, and 2.) Site Plan Mark-up comments, and 3.) Stormwater Analysis report Mark-up comments.	
COR Public Utilities	Tim Beasley	8/31/22	See PDF of mark-up comments on Cover Sheet, Sheet C5, and Sheet 6.	

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Wake County Fire / EMS	Brittany Hocutt	8/24/22	See PDF memo of Comments.	
Wake County Watershed Management	Janet Boyer	8/29/22	<ol style="list-style-type: none"> 1. Construction Plans may be formally submitted to Wake County through the permit portal for review of Sediment and Erosion Control (SEC) and Stormwater Management Plan (SWF) permits. SEC and SWF permits will be required. That review will result in more detailed additional comments. 2. SCM should be on the property and not across property line. Recombination will require adjoining parcel to revise stormwater management plan S006112 to show compliance without additional open space. 	
NCDOT	Matt Nolfo	8/19/22	<ol style="list-style-type: none"> 1. Regarding driveway/access from US 401 (S. Main Street), DOT requires a greater Internal Protected Stem. The standard minimum depth is 100' from the ROW line, but that is not a reasonable dimension for this parcel and proposed development. See exhibit - DOT suggests eliminating the shown 6 parking spaces and adding stop the stop bars as an acceptable solution given the site constraints. 2. Wall Creek Drive and its entrance is Not DOT jurisdiction, defer to Town's engineers there. 	

