

REVISION to SP 21-01 – COBBLESTONE – V1 Submittal review cycle

START DATE: APRIL 04-06-23	DUE DATE: <u> 05-02-23 </u>	TRC/STAFF Comments issued on: <u> 04/19/2023 </u>
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Review Group / Staff	Comments	Cleared Comments
<p>Planning & Zoning – Planning Staff</p>	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL the comments. Do not just write “comment addressed” – explain first where/on what sheet(s), and then how, by making what change or revision, the comment is being addressed. 2. <u>Revisions On Plan Set</u> - Cloud/bubble both the original intended Revisions/Changes to this approved Plan Set, PLUS all the changes/revisions to address these comments. The lack of a clear and concise expression of what it is that was being Revised in the original (Revision plan set) made the Staff Review immensely more difficult than it had to be. 3. <u>Building Elevations</u> – First imbed the submitted Building Elevation drawings into this Plan set, suggest at the very end to not disrupt the existing sheet order. Second, Revise Sheet Index on Cover Sheet to note the inclusion of Building Elevations to the Plan set (again at end of the index). 4. <u># of Dwelling Units</u> – Cover Sheet “Quantity Summary” states ‘ Number of units – 195 ’ / Sheet C1.1 “Overall Site Data” table states ‘Total Apartments’ – 196 ‘. Revise to make both the reference (Units or apartments, Staff actually suggests using “Dwelling Units”) and the number consistent here and anywhere else the Plans express the number of dwelling units. 5. <u>Amount of Non-Residential space/square footage</u> – On Cover Sheet in “Quantity Summary” why is the non-residential space not detailed/quantified, but the (“Number of units”) is – revise to add all the key components of this project, which at the basics is # of dwelling units and amount of (non-residential) square footage – those are the most important key factors of this project and they should be clearly expressed on Cover Sheet. Thank you. 6. <u>Veterans Memorial</u> – Sheet C1.1 still graphically shows/notes a ‘Veterans memorial’ and circle – remove this, re-purpose space per Mediation agreement. 7. <u>Clock Tower</u> – On Sheet C1.1, in both the original/approved Plan set and the Revision plan set it is unclear where this intended clock tower was to go – explain where it “was” and ensure that it is no longer referenced in this Revised Plan set. 8. <u>“Proposed Lease line”</u> – Sheet C1.1., both the original/approved Plan set and the Revision plan set shows a “proposed lease line” in the area of the Veterans memorial – is this still in play/required? Please explain, revise plans as necessary, thank you. 	

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	9. <u>Lighting Plan Sht 19/25</u> – This shows the previously approved layout and thus not reflective of the new parking lot layout and therefore the Lights/poles in those areas. Have DUKE revise Lighting Plan based on proposed layout and re-submit. Area around Building 4 looks unaffected by building swap.	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See the 8 PDF mark-ups of individual sheets from the Plan set and the Stormwater Calculations & Drainage tables.	
Wake County Watershed Management - Janet Boyer	Modify Wake County permits SEC-055248-2021/SWF-055250-2021 as necessary to reflect changes.	
COR Public Utilities Tim Beasley	Please provide a callout for the location of the BFPs for buildings 2, 3 and 4 for both domestic and fire lines and demonstrate that they are within 50' of piping from the WM.	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. Provide a truck turning diagram to ensure fire truck can access the parking area(s) primarily where Building 8 original was sited. 2. No issues with FDC/Hydrant. 	

